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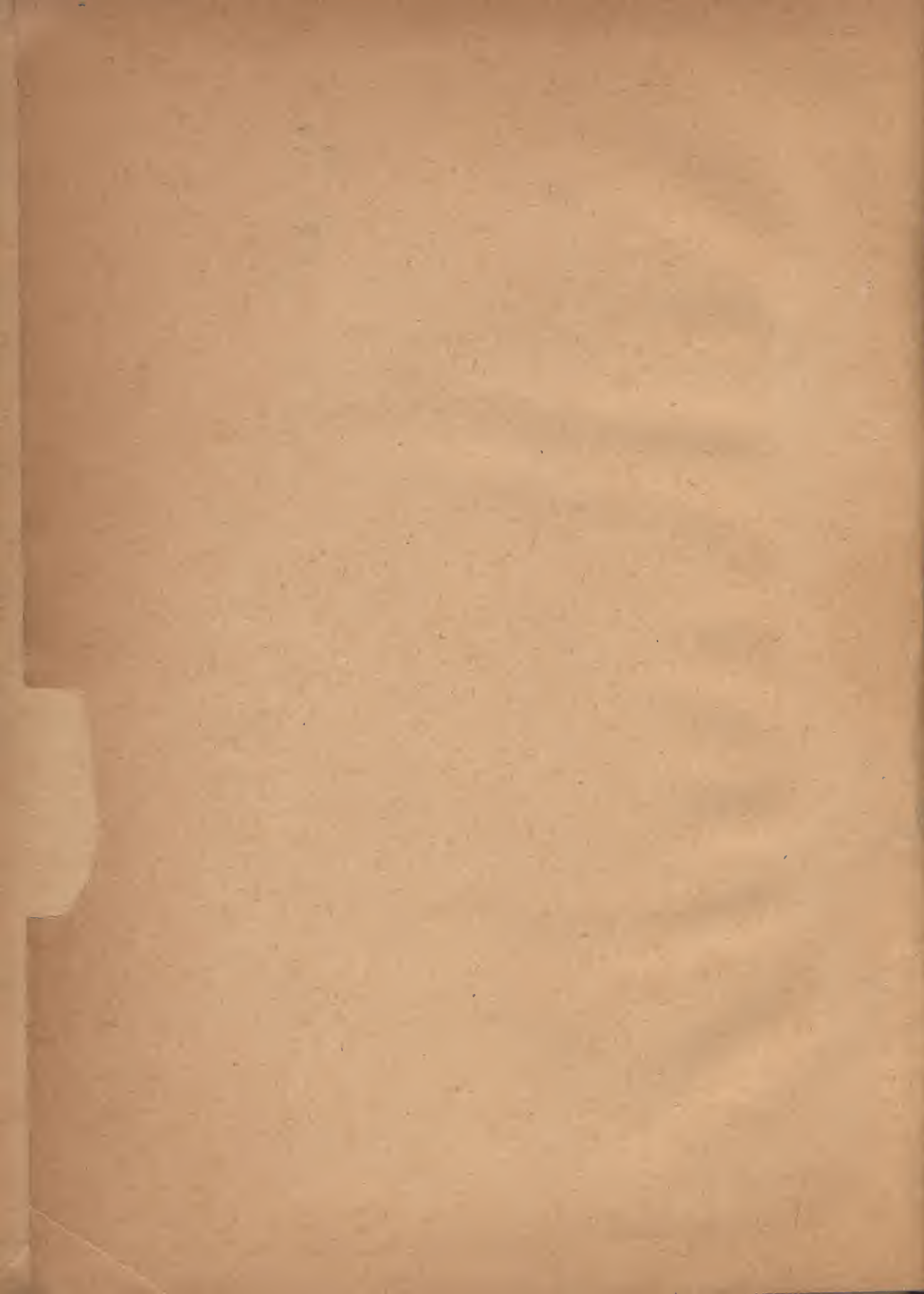
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From the collection of:

Jim Draeger

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Rubble Stone Work, per perch (16½ cubic feet).....	1.00	Sidings, "C".....	17.00
Brick laid in wall, per 1000.....	9.00	Finish Lumber.....	\$20.00 to 30.00
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Sheathing Boards (6-inch D. & M. No. 3).....	10.00	Common Labor, per day.....	1.50

These prices are much below present costs and the reason they are used now is for convenience in figuring. The cost estimates for many of the designs in this collection were made up several years ago on this table, and it would cause confusion to have out estimates based on different tables.

In order to arrive at what these designs will probably cost to build at the present time, it is advised to compare this table of prices with present costs in the locality where the building is to be erected, thereby determining what percentage of increase should be added to the published cost estimates in this book.

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DESIGN K 1123

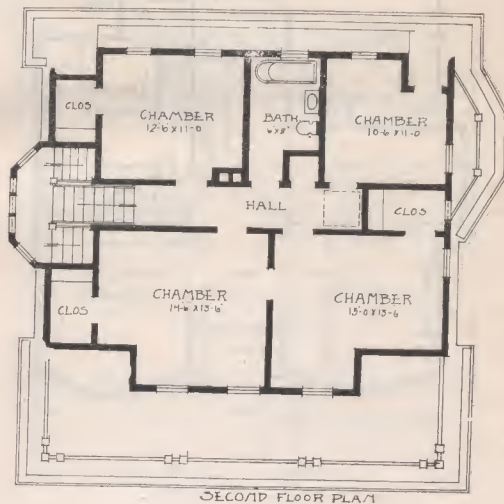
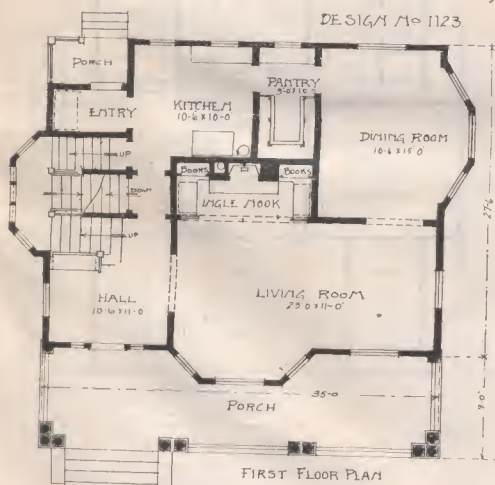
A pretty little Colonial cottage, with clapboards for the first story and shingles for the second, a reversal and redrawing of our design No. 164, with some embellishment of detail. This latter design was built by Mr. W. J. Keith, for his own home in Kenwood, a suburb of Minneapolis and a very successful, attractive little home it proved to be, there having been no difficulty in selling it at a good profit when Mr. Keith desired a larger house.

There is a full basement under the entire house with hot water heating apparatus, fuel bins, etc.,

and a very fair attic is provided, though reached only by a scuttle in the end of the second story hall. Stairway could be built to go up into same, however, at other end of hall if desired.

The finish of the main rooms of the first floor is oak or birch, with hardwood floors thruout this floor and in second story hall and bath.

Cost \$2,950.00. Width 35 ft., not including bay projections. Depth 27 ft. 6 in., not including front porch. Height of basement 7 ft., first story 9 ft. 5 in., second story 8 ft. 3 in. Second story rooms full height.





DESIGN K 1370

There is quite a decided characteristic style to many of the new houses built in California. Wide projecting eaves, with ornamental brackets. Sometimes a good many of these brackets are used. The house before us, a modified type of bungalow, exemplifies this style to quite a marked degree. A unique feature is the apron or flat hood projecting over entrance and double bays. The outside walls are shingled clear to the ground. There is a 10-inch belt course running clear around at the top of the first story windows. This belt course is painted white with the balance of the trim, the shingles being stained a very dark green.

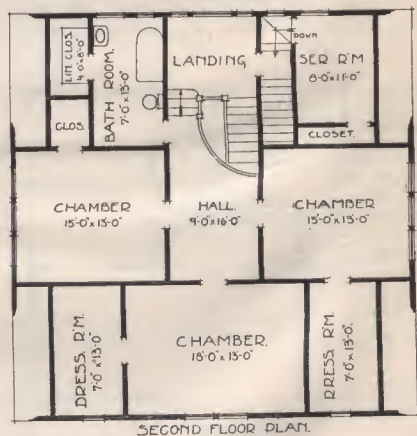
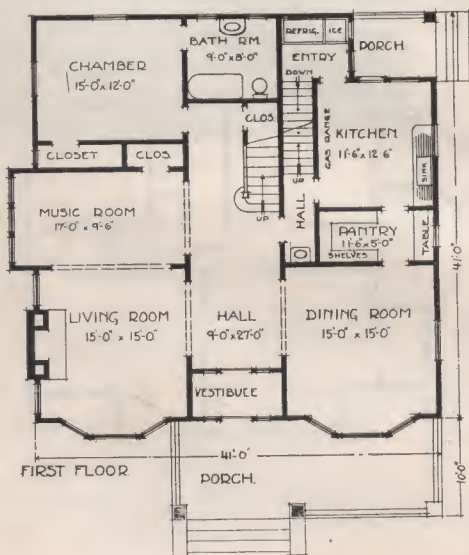
The interior is exceedingly comfortable and commodious; there is lots of room for a house but 41 ft. square, and good use is made of the space on the first floor in particular. In addition to the customary rooms, we have a music room,

bedroom and bath. On the second floor are provided three good sized chambers in addition to servant's room and bath. There is a private servant's back stair, an admirable feature.

For the interior finish we use fir throughout. This wood lends itself better than any other to the soft wood stains, and where care is used in the selection of grain, it makes an exceedingly satisfactory interior wood. Where one desires to carry out the Mission treatment in detail, it is really the only wood to use, at least for the western part of the country.

As no attic is provided, there is a full basement for a laundry, vegetable cellar and accommodation for a hot air heater.

Width, 41 ft., depth, 41 ft.; height of first story, 10 ft.; second story, 8 ft. 3 in.; basement in clear, 7 feet. Estimated cost \$4,025.00.



SECOND FLOOR PLAN.



DESIGN K 1400

We have quite an original treatment here with the two gable dormers nicely balanced and simple in treatment. This is a house which is considerably larger in room accommodation than would seem apparent from the view of exterior.

There is a central hall 11 ft. wide running clear through the house to a depth of 24 ft. To the left is a large living room with fireplace on the south side. A good sized library is closed off from the living room by sliding doors, and there is no reason why the library as located should not be very quiet and secluded.

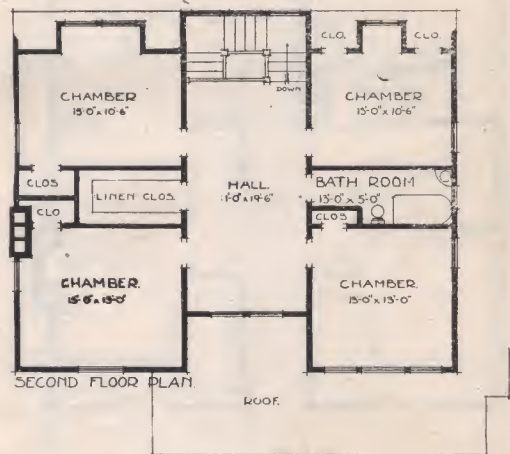
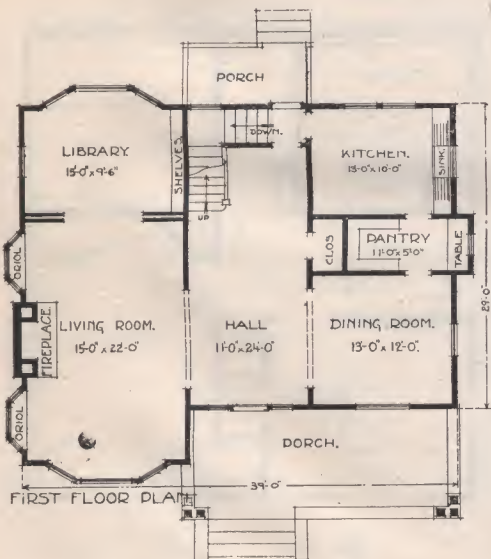
The other end of the house is occupied by a dining room in front, kitchen and pantry between. This house was built on the Western coast, where exceptionally large hallways are in favor, as shown by the treatment in this plan, both on the lower and upper floors. The four corners of the

house are given to good sized chambers, each provided with closet room.

The foundation wall at the front of the house is brought up to the window sill on the projecting bay and is used at the same height to inclose the porch. Shingles are used for both stories as well as in the gables. There would be a splendid opportunity here to procure a pleasing relief in the gables by the use of cement and half timber work.

The interior treatment is on the Mission order, Washington fir being used for the inside finish. This wood is to be stained, varnished and rubbed dull. Fir flooring used throughout. Hot air heating plant is intended and complete laundry equipment. First-class plumbing fixtures in all departments. There is no attic, but a full basement, with plenty of storage room.

Width, 39 ft.; depth, not including the projection of living room, 29 ft.; height of first story, 9 ft. 6 in.; second story rooms, 8 ft. 3 in. Estimated cost, \$3,850.00.





DESIGN K790

This splendid plan has, according to the judgment of the majority of people no imperfection in arrangement and the exterior is certainly satisfactory and economical to build.

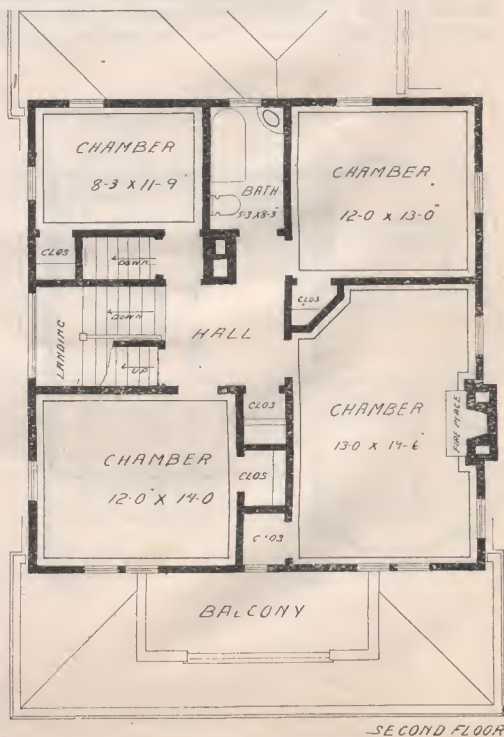
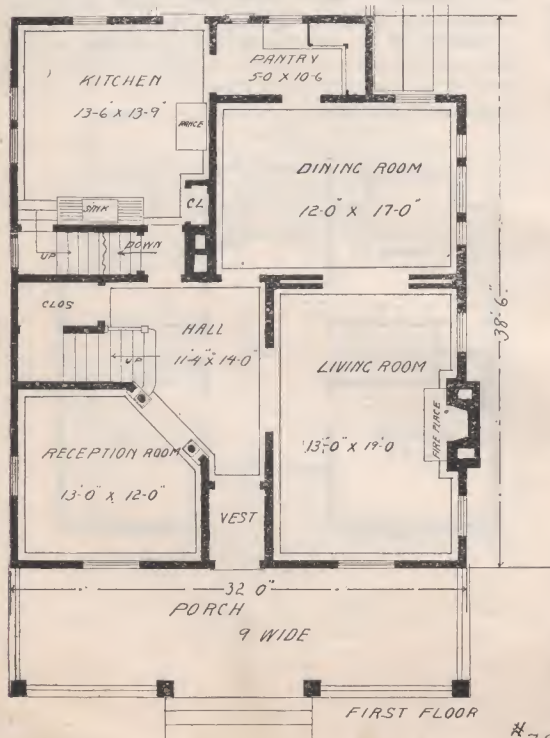
Direct access from kitchen to front door is had without passing through any other room.

Finish of the principal rooms of the first story is of oak, with plain hardwood floors throughout the entire first and second stories. Finish of kitchen and second floor is pine, poplar or cypress, painted or stained.

There is space in the attic for two very good rooms, if desired to finish them off. There is a full basement under the entire house and hot water heating apparatus. Has outside cellar entrance, finished laundry with set wash trays, etc.

The exterior finish is clapboards for first story and shingles for the second story and gables.

Cost, \$2,575; width, 32 ft; depth, 38 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 9 ft. 3 in.





DESIGN K763

This charming cottage design will appeal to many who love the artistic and are partial especially to the low English half-timber cottage style of architecture, though it is true this is adapted to modern American uses and requirements. The plan of this design is especially pleasing, the vista across the hall and front rooms being very attractive.

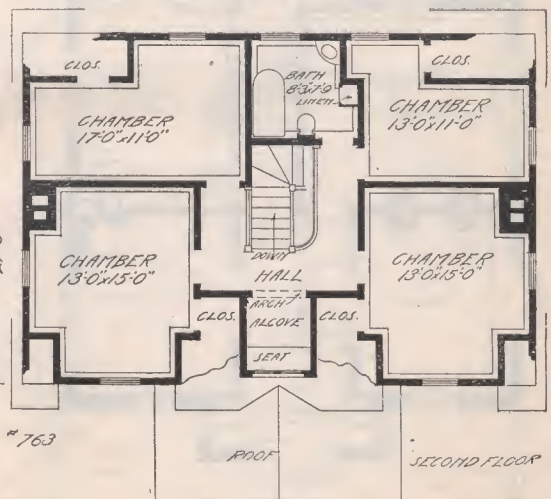
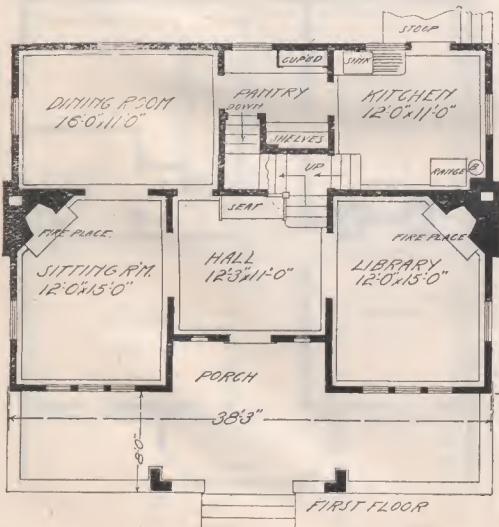
One feature of the second floor is the attractive sewing alcove off of the hall and the square hall gives a spacious appearance to the second floor.

The pantry is well equipped with the necessary shelving and the basement extends under the entire house. A hot air heating apparatus is provided, and in the basement is ample space for laundry fixtures, fuel, vegetables, and storage. The outside chimneys are of brick

with stone trimmings below second story.

The first story exterior finish is of clapboards, but if one could afford to use brick for the first story it would give a very pleasing effect in this design, increasing the cost probably by \$250 in the average locality, if not too expensive brick be used. The second story is pebble-dash or plaster between the timber-work panel. Hardwood finish and floors are intended in the principal rooms on first story, balance pine or poplar painted.

Cost, \$2,450; width, 38 ft. 3 in.; depth, 37 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; lowest height second story where roof rafters come down to corners 5 ft. This does not in any way interfere with the practical use of the rooms.





DESIGN K816

The subject of this design is a brick cottage for first story with shingles in second story and gables and a slate roof. The main roof coming down into a graceful sweep over front porch together with the octagonal dormer on front and balcony, make a very attractive exterior.

Entering directly into a good sized reception hall, we have on either side a living room and parlor. These rooms are connected to hall by a cased opening. At the rear of the hall is the stairway ascending to the second story and the doorway leading into dining room. The dining room is connected to kitchen by a pass pantry.

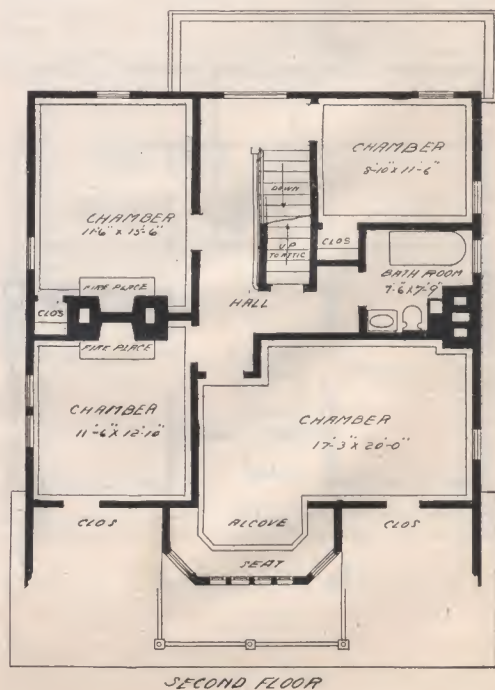
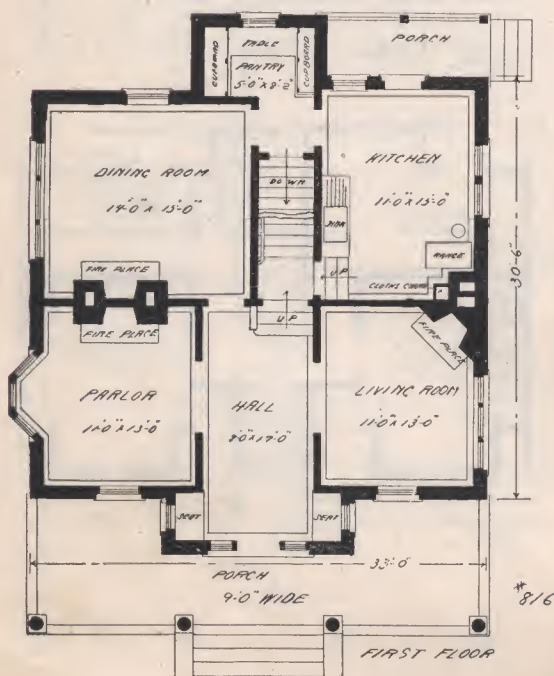
In the basement, which extends under the entire house, is provided a hot air heating and

ventilating system, laundry with wash trays and cement floor to basement. There is a clothes chute built in from bath room to laundry.

Both front and rear porches have stone walls around same and the floors are of cement. This insures proof against rotting woodwork around porches.

The finish of main rooms of the first floor is in oak. Hardwood floors throughout the entire first story, second story hall and bath. Balance of finish, painted woodwork.

Cost, \$2,400; width, 33 ft.; depth, 30 ft. 6 in.; height of basement, 7 ft. 6 in.; first floor, 9 ft. 9 in.; second story, 8 ft. 9 in.; lowest height of second story, 8 ft.





DESIGN K939

A modern city house in frame construction and not too large size, receives perhaps more interested attention than any other sort of design.

The house shown is of comfortable proportions and good style. The plan affords opportunity for a wealth of tasteful detail in built-in work such as bookcases, seats and a sideboard in the dining room. The ceilings of the hall could be beamed with very good effect and paneling would also be appropriate.

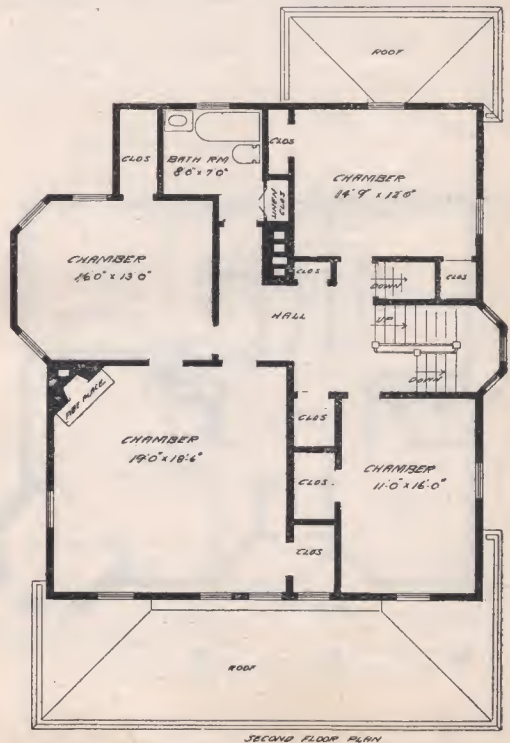
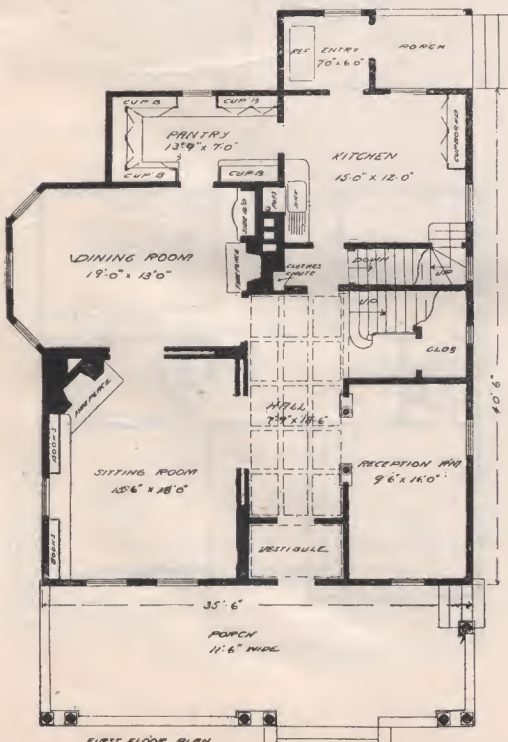
Little features such as clothes chute, separate linen closet and extra cupboards in the

kitchen for cooking utensils, seem to have been carefully considered. The pantry provision is most generous and one feels certain that the mistress of the house has had something to do with its planning, and, too, that she looks well to the ways of her household.

The roof of the rear porch, if provided with a railing and a door from the rear chamber, would make an admirable place to air bedding.

The attic space would accommodate two or possibly three additional rooms.

Width, 35 ft. 6 in.; depth, 40 ft. 6 in.; basement, 7 ft. 6 in.; first story, 10 ft.; second story, 9 ft. Estimated cost, \$3,550.





DESIGN K 899

The arrangement of the interior of this design is neat, especially the octagonal shaped sitting room with the circular alcove and bay on the corner. This contains a seat running around the bay and the alcove is separated from sitting room proper by columned opening. At each side of this column opening, are niches built into the wall to provide place for statuary. Directly opposite the alcove is a fire place of handsome design. At one side of the fire place is another niche for statuary and at end of sitting room is a built-in seat.

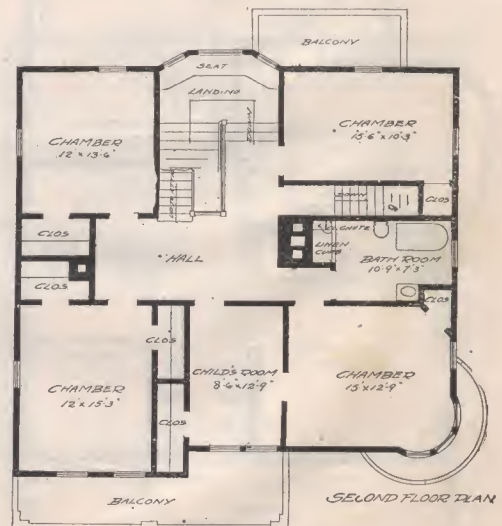
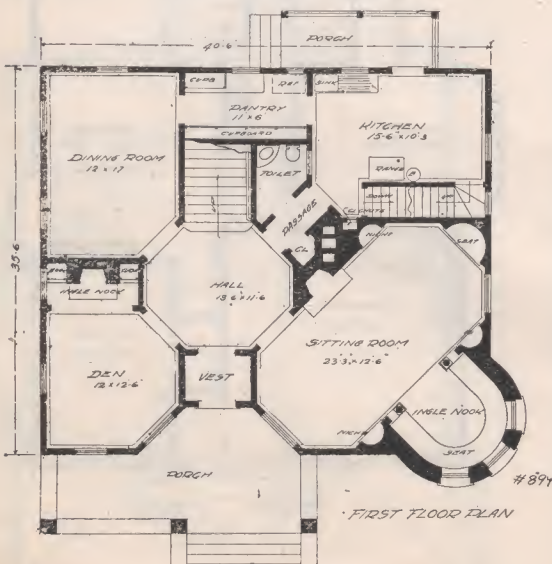
The den or library is nicely detailed, especially the ingle nook. At each side of the fire place and in ingle nook are built-in book cases.

Then, too, the broad stairway leading to second story is another pleasing feature, this being directly opposite front door.

All modern conveniences such as toilet room on first story, clothes chute, laundry, fuel bins, hot air heating plant and full basement are provided.

The finish of the main rooms of the first story is in hardwood with hardwood floors. The attic provides ample space for one or two rooms. The walls of the sitting room, alcove and porch, also porch columns, are of stone. Siding is used for first story and shingles on second.

Cost, \$3,375. Width, 40 ft. 6 in.; depth, 35 ft. 6 in.; height of cellar, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 829

An unusually attractive exterior is obtained here by the use of shingles on the side walls of the house as well as the roof. The porte-cochere adds materially to the pleasing effect, though it can be omitted if necessary to economize ground space. The divisions of the window lights are of wood muntins and are pleasing. A very generous sized rear porch is provided, the roof of which would make an admirable balcony for airing bedding, etc., if the additional expense of a tin deck roof can be afforded, shingles being provided at present.

The plan is very complete and convenient. The sitting room inglenook adds much to the pleasantness of this room and is richly detailed. The columned opening gives a spacious effect and adds to the richness of the interior.

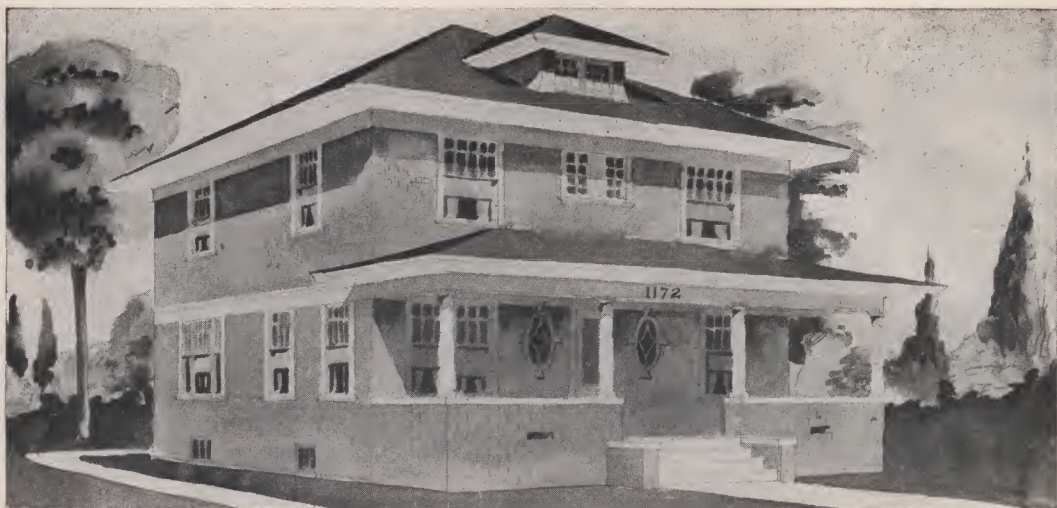
The finish of main hall and dining room is

white oak, of the sitting room birch, and parlor, white enamel. Hardwood floors on entire first story. A separate stairway for servants' use is provided with the attic stair continuing above same.

The two front chambers might be connected by a wide cased opening, making an ideal arrangement giving either a large boudoir for "miladi's" use, or if there were small children, they could be accommodated here. Additional chambers, in that event, would probably be necessary in the attic, where there is ample space for two, besides storage. The basement contains laundry, vegetable and fuel rooms, and a hot air heating plant.

Width, 33 ft. 6 in.; depth, 42 ft. 6 in.; height of basement, 7 ft. 6 in.; 1st story, 9 ft. 3 in.; 2nd story, 8 ft. 3 in. Estimated cost, \$3,500.





DESIGN K 1172

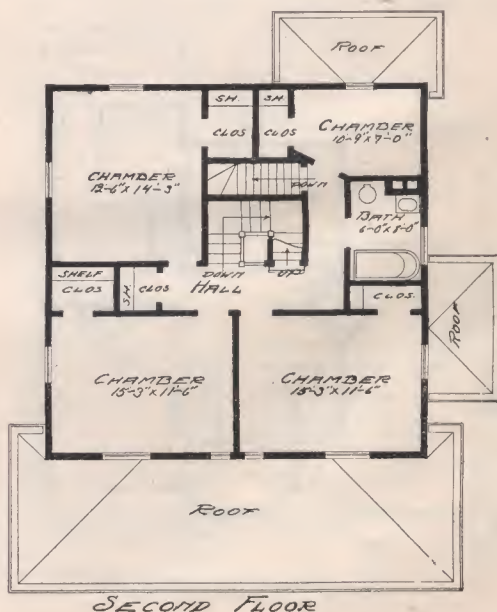
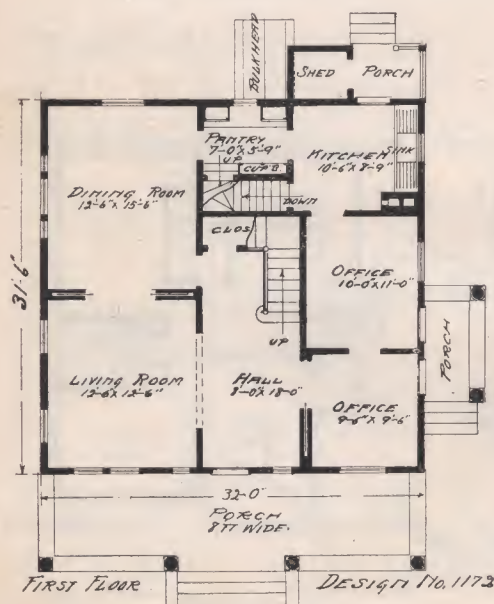
A compact, practical and very desirable plan for a physician. Outside entrances to offices are provided. These two offices, with a bay window instead of side porch, would make a splendid library, if the office feature were not desired.

The exterior is intended to be clapboards for the first story and shingles for the second, though cement plaster can be used here with very good effect. If this were done, shingles may be used for first story. The roof is intended to be of slate.

There is a basement under the entire house, with hot water heater, laundry, outside cellar entrance, etc., provided. There is also a good attic, but no rooms are finished off there.

The finish of the main rooms to be of oak or birch, with hardwood floors. Balance to be pine, poplar or cypress, painted or stained. Cement floor for front porch.

Width, 32 ft.; depth, 31 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Cost \$3,100.00.





DESIGN K 1086

This model and attractive house, which is on the Colonial order, will appeal to many as one of the most practical and satisfactory plans that could be designed. The exterior finish is of clapboards and the porch, which extends across the entire front of house, has a pretty balcony, rail, etc.

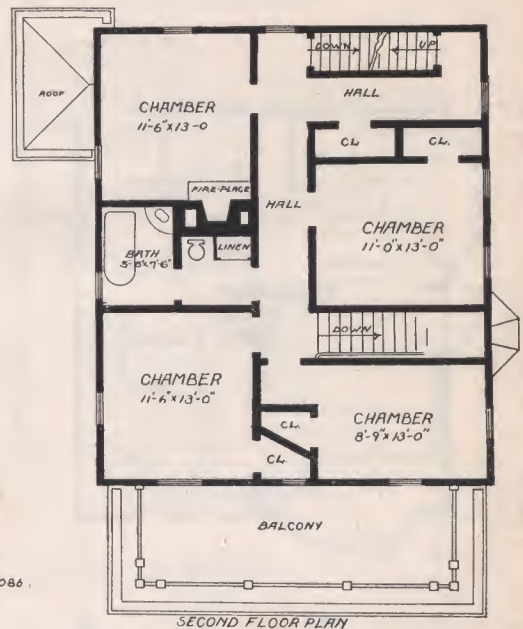
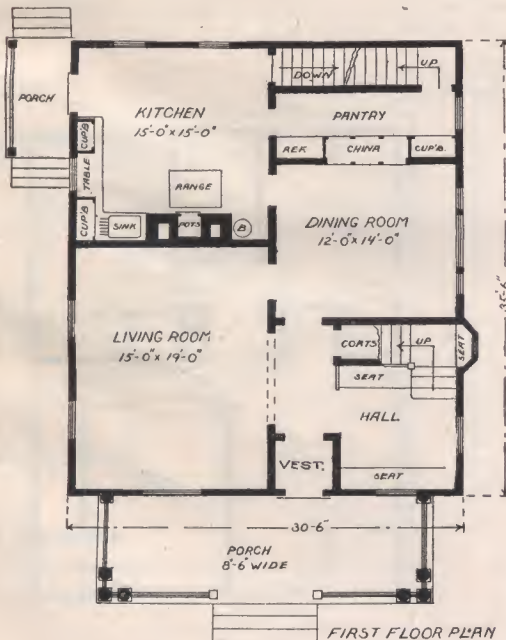
The hall with its pretty staircase, seats with hinged lids, etc., gives a pleasing impression upon entering the house, the generous living room, connected with hall by wide cased opening, also giving a roomy and spacious effect. The house is well lighted and all rooms are of very good

size. The dining room has a built-in china closet of pretty detail. The omission of the fireplace would effect some saving in the cost, though it would be an attractive feature in living room, if not desired on second floor.

The basement extends under the entire house, has hot air heating apparatus, laundry with wash trays, fuel bins, etc. Storage space in attic.

The finish is of pine, poplar or cypress, painted or stained; hardwood floors would be nice for principal rooms of first story.

Width, 30 ft. 6 in.; depth, 35 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; basement, 8 ft. Estimated cost, \$2,400.





DESIGN K646

A modern cottage home. There is a full basement with laundry and coal bins in this house and same is heated by a hot air furnace. There is a cemented floor in the basement and an outside cellar entrance.

On the first floor is the reception hall, with a coat closet, and prettily detailed staircase and seat, and sliding doors are provided between hall and parlor. The parlor has a large fireplace, with red pressed brick facings and hearth. Hardwood floors are included throughout the entire first story, also in the second story hall and bath. There is a good sized pantry and an entry for the refrigerator.

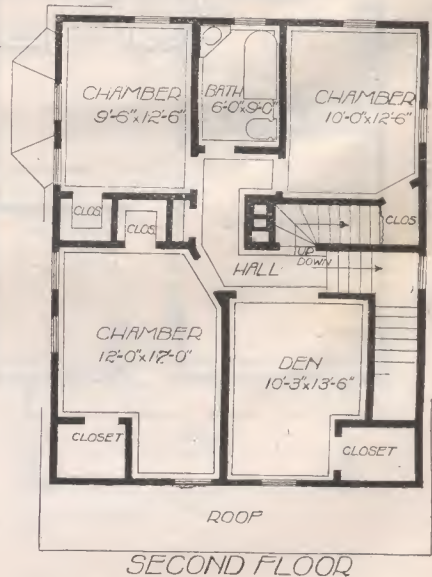
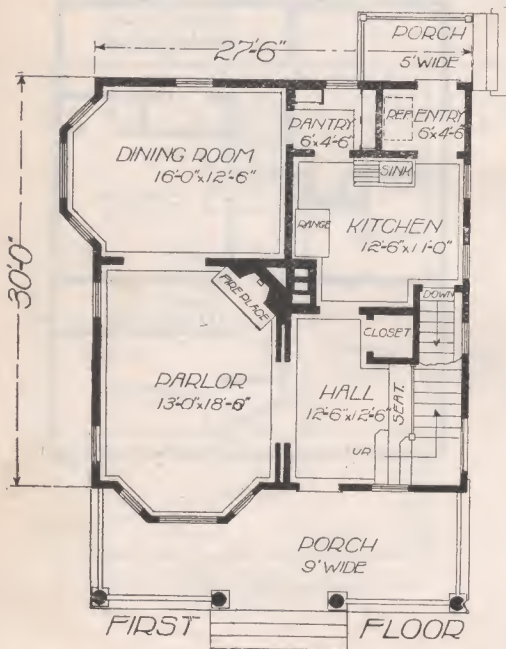
Four pleasant rooms are provided for on

the second floor, each supplied with a large closet. The stairway to the attic is built in, though there is only space for storage there.

The finish of the house is pine or cypress throughout. Hardwood finish can be used in the main rooms of the first floor at an additional expense of about \$100.

The foundation wall is of stone, the superstructure of frame, with siding for the finish of the first story and shingles above. Double floors are included for both first and second stories. The outside walls are back plastered as well as face plastered.

Cost, \$1,900. Width, 27 ft. 6 in.; depth, 30 feet; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 484

Among the desirable features provided in this plan is the spacious front porch, which extends across the front of the house affording much shade and a delightful place for the swinging of hammocks in summer.

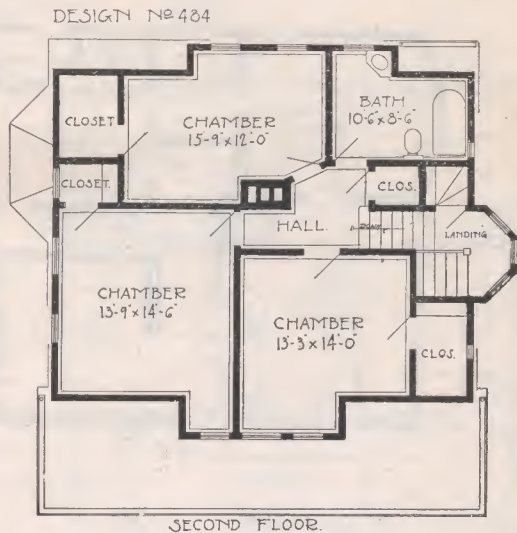
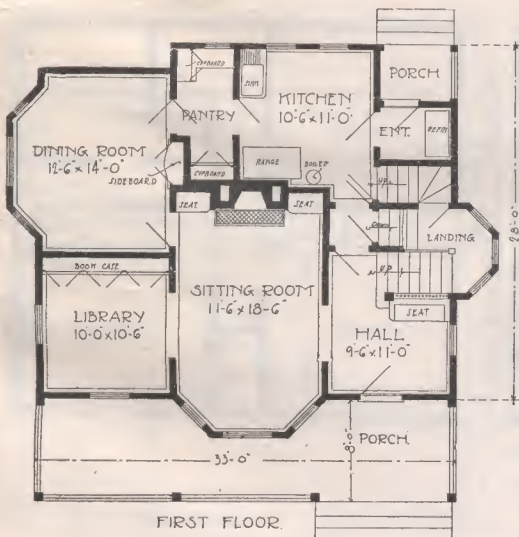
Entering the reception hall one is impressed by the exceptionally pretty view obtained of both sitting room and library and the glimpse of the dining room, while before him is the open stair ascending to the second floor, which is of a simple, though very tasty design, having a paneled newel extending to the ceiling. Back of the hall seat is paneled work to the height of five feet. Above this, to the ceiling is turned grille work.

An extra room could be obtained by making the rear chamber smaller and taking a little space off the bath room. This would give two small rear chambers.

In the basement are provided the laundry, coal bins, ash pit, outside cellarway, hot air furnace.

White oak finish for the dining room, library, sitting room and reception hall and hardwood floor throughout the first story. The balance of the finish is intended to be of pine or cypress, painted.

Width, 33 ft.; depth, 28 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,850.





DESIGN K 460

No. 460 is a design of a strictly Colonial house that will meet the requirements of an average family very nicely. Everything about the house has been planned and designed in the best shape possible, the object being to obtain very good sized rooms, making the house as compact as possible, so it will be an economical one to build.

Between the reception hall, which has a beamed ceiling, and the living room is a columned archway opening, and just above the seat in the living room is some grille work. To the right is the library. A feature has been made across one end of this room by putting in the center of the room a very handsome fireplace, which has an oval beveled plate mirror above the man-

tel, brick facings and hearth, and at each side of the fireplace are some very nice built-in bookcases.

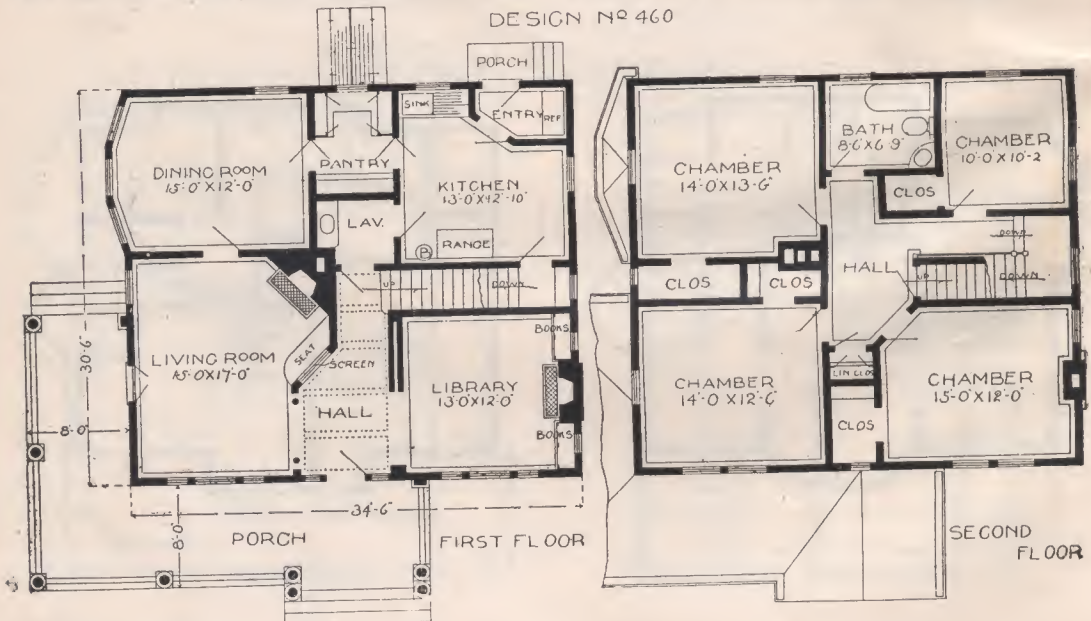
The basement contains cement floor, outside cellar entrance, ash pit, hot air furnace, fruit rooms, laundry and servant's toilet room.

The finish of the dining room, living room, hall and library is oak, with hard pine floors in the dining room and kitchen. The kitchen is to be pine finish, painted or natural, as desired.

The finish of the second story is of pine or poplar.

Cost, \$2,850. Width, 34 ft. 6 in.; depth, 30 ft. 6 in.; height of basement, 7 ft. 6 in.; first floor, 9 ft. 5 in.; second floor, 8 ft. 3 in.

DESIGN NO 460





DESIGN K 780

This old colonial design has many attractive features in both exterior and interior arrangement. The porch is quite large, extending nearly across the entire frontage, and the double bay windows of second story bedrooms make them very pleasant rooms indeed. The plan is one of great economy, not an inch of waste space anywhere. The living room is a splendid large room with built-in bookcases at the end, with a seat between, under the high triple window. This seat is made so that the cover raises, giving good storage space indeed.

There is a combination staircase and a combination cellar and rear kitchen entrance.

The basement extends under the entire house, has cemented floor, heating apparatus, also a finished laundry with set wash trays.

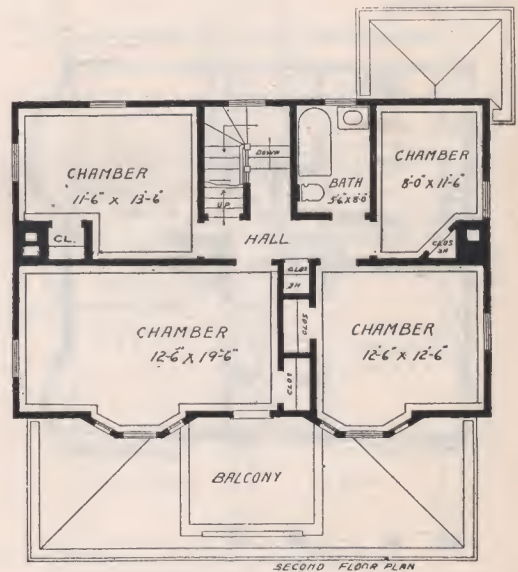
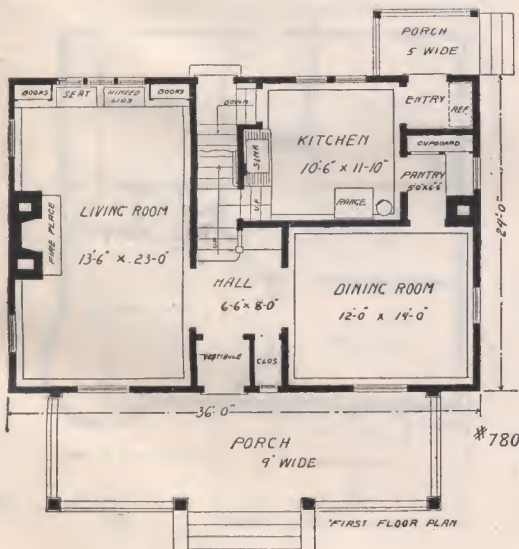
There is space in attic for finishing off one good room, in addition, if desired.

The finish is intended to be yellow pine.

The exterior is of clapboards, laid $4\frac{1}{2}$ -inch to the weather, from water table to belt, on line with second story window sills. Above that the narrow siding laid $2\frac{1}{2}$ -inch to the weather, giving a very pretty effect at practically no increased cost.

Taken altogether, for a two-story house, this design is a model, and for the money can scarcely be bettered.

Width, 36 ft.; depth, 24 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$1,990.





DESIGN K 457

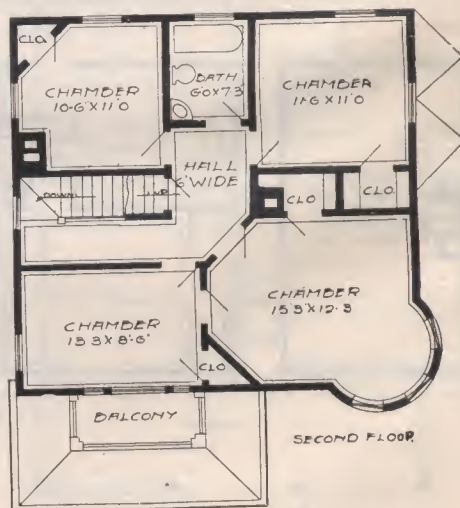
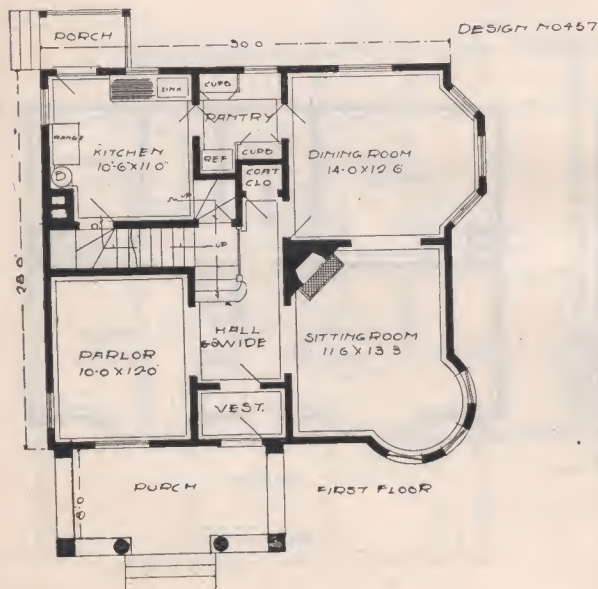
This simple design has many of the features that make a pleasant home. The porch, while not large, is of sufficient size for all ordinary purposes and could be made larger by continuing around the side next the parlor or around the bay of the sitting room. The tower gives individuality to the house and adds much to the pleasantness of the sitting room and chamber above, while the open fireplace of the former completes that cozy room. The dining room is conveniently located and is embellished with a bay window.

There is quite an attic and space there for one additional chamber, were it required.

The finish of the entire house is pine, painted. Hardwood floors are included for the entire first floor. Oak or birch finish on the first floor, excepting the kitchen part, would increase the cost about \$125.

The estimate given includes a full basement with outside cellar entrance, fuel bins, ash pit, laundry, hot air furnace and ventilating system, plumbing, double floors, gutters and down spouts.

Width, 30 ft.; depth, 28 ft.; height of basement, 7 ft.; first story, 9 ft.; second story, 8 ft. Estimated cost, \$2,480.





DESIGN K 803

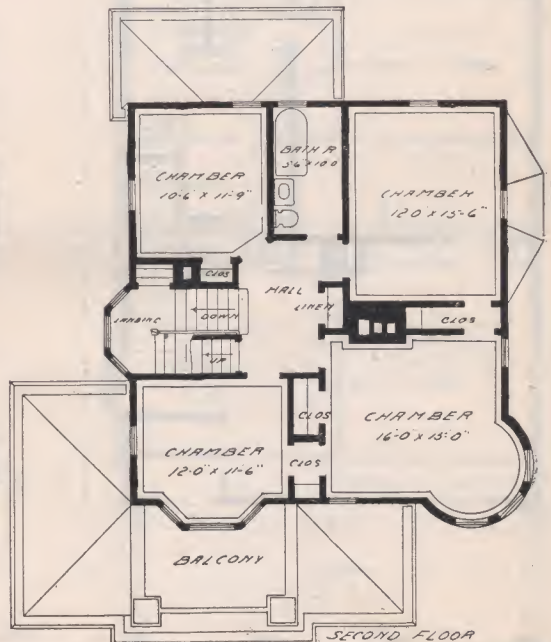
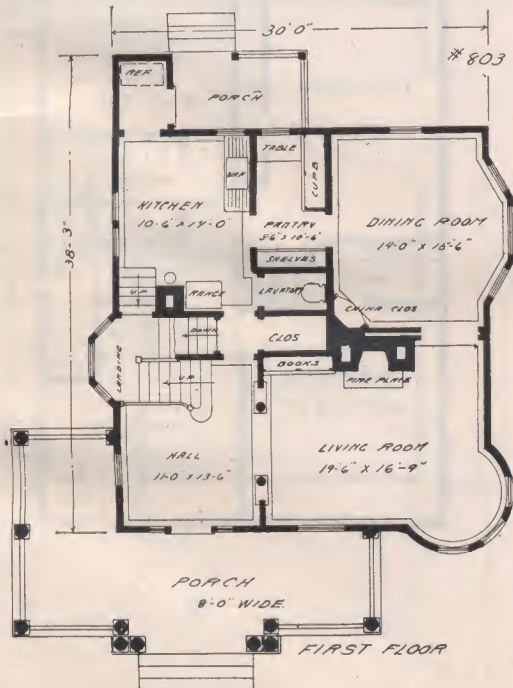
This plan has one of the most practical floor plans that can possibly be devised. The very pretty reception hall connecting with the living room by means of a columned archway, gives a beautiful interior effect upon entrance. Back of living room, which has an open fire place, is a dining room of good size and further embellished by the bay window looking out upon the side lawn. The entry way between front hall and kitchen has a large coat closet, and adjoining this is a ground floor lavatory, which, if desired, could be connected with the entry way instead of the kitchen, or omitted altogether, making same into a kitchen closet.

There is a "combination" stairway effecting

great economy of floor space, and the four bedrooms on the second floor are most satisfactory in arrangement. The stairway gives a very pretty effect, and the finish intended for first floor is white oak for the main rooms, with plain hardwood floors, and pine or poplar, painted or stained, for the balance of the house.

There is a full basement extending under the entire house and a heating plant installed. In the attic there is space for two good rooms, if desired, one being shown on the plans,—and still leave ample storage space.

Width, 30 ft.; depth, 38 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$3,600.





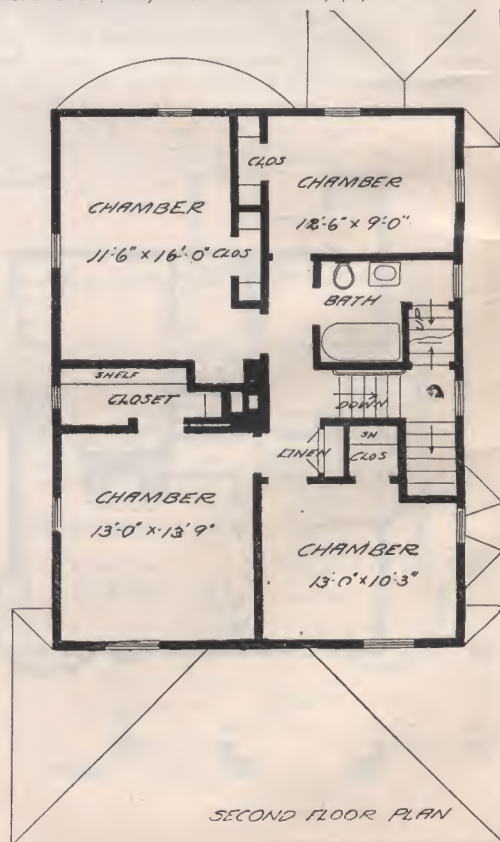
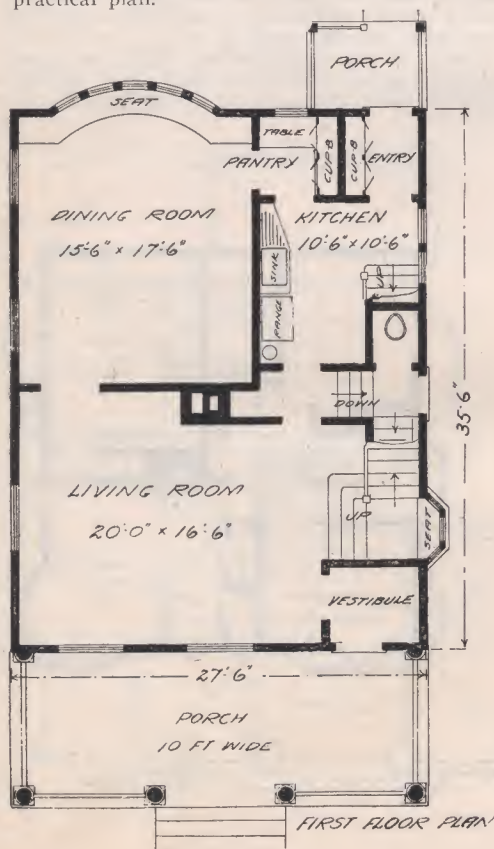
DESIGN K 995

One of the latest ideas for a modern home, with a very simple and pleasing exterior, is here illustrated.

The large living room extending across the front, the dining room with its circular bay and seat, which with the convenient arrangement of the pantry and kitchen, make this a very good and practical plan.

On the second floor are four nice chambers and bath. In the basement there is a billiard room, laundry and hot water heating plant.

Width, 27 ft. 6 in.; depth, 35 ft. 6 in.; height of basement, 8 ft. 1 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, floors of weathered oak, with hardwood, \$3,025.00.





DESIGN K 985

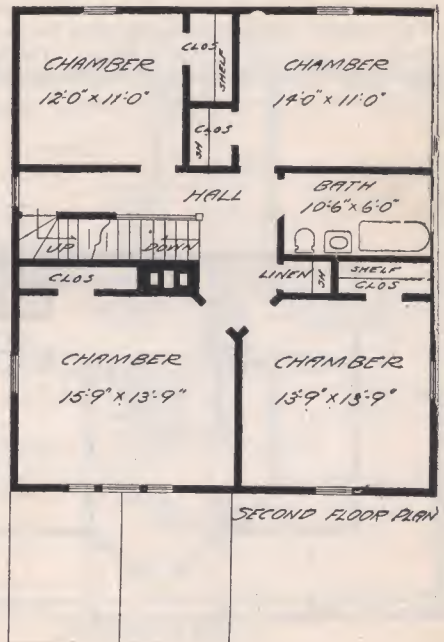
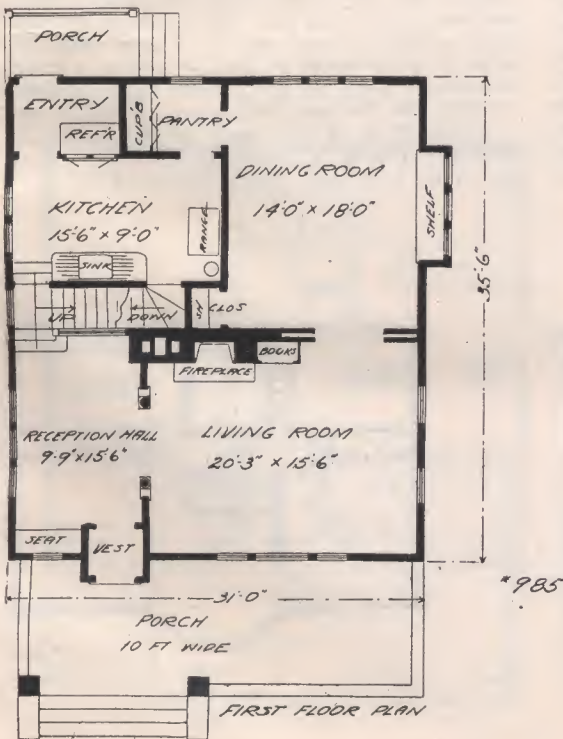
We present here an exceedingly attractive design, and one about as well arranged as could be desired. The exterior is finished with siding up to the first belt course, with the cement finish above. It is intended to have the surface of the cement left very rough, and this is secured by applying a very stiff steel brush to the finishing coat before it hardens.

We have here the broad cornice and low hip roof treatment, with one corner in the front. The porch is carried clear across, but only covered over the main entrance. It is intended to have a cement floor.

The interior arrangement has the convenience of a combination stairway. The living room is of good size with fireplace and the dining room, with window shelf and triple window, is especially bright and attractive. The four bedrooms are provided with good closet space. Attic contains only storage room, reached by scuttle.

Finish of hall, living room, dining room and parlor is white oak, with hardwood floors, balance of house, pine, poplar or cypress.

Estimated cost, \$2,450; height of basement, 7 feet, 6 inches; first floor, 9 feet, 5 inches; second, 8 feet, 3 inches; width, 31 feet; depth, 35 feet, 6 inches.





DESIGN K 480

A design in which many desirable and pleasant features are incorporated. The spacious reception hall with staircase and seat directly in front as you enter give a pleasant impression.

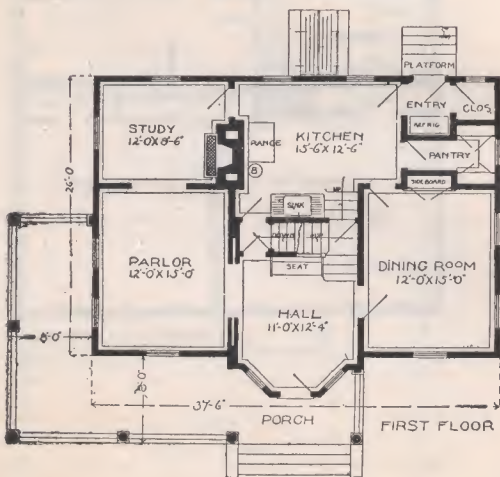
The study just back of the parlor has a fireplace. This room could be shut off by folding doors and used as a chamber, or both parlor and study could be made into one room with just a columned archway between, making a large living room extending clear across the house. The fireplace should then be moved to the rear of the study; bookcases would then be very nice placed on each side of the fireplace. The kitchen pipe could reach the chimney over the bookcase and be hidden from sight by having cupboards

above the bookcases or the ceiling over them lowered sufficient to take the pipe.

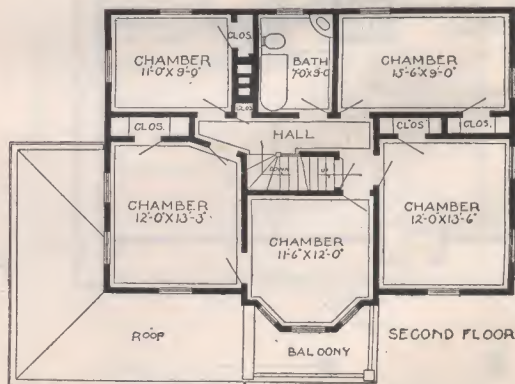
Ample pantry room is provided and off the entry is a small storeroom. The dining room has a large sideboard with plenty of drawers and cupboard for silverware and table linen.

There is a full basement with cement floor, laundry, hot air, furnace, coal bin, outside cellar entrance and an ash pit. The finish of the first floor, except the rear part, is of white oak, the balance of the house in pine or cypress, painted Hardwood floors in hall, dining room, kitchen, second story hall and bath.

Width, 37 ft. 6 in.; depth, 26 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,970.00.



DESIGN NR 480





DESIGN K 483

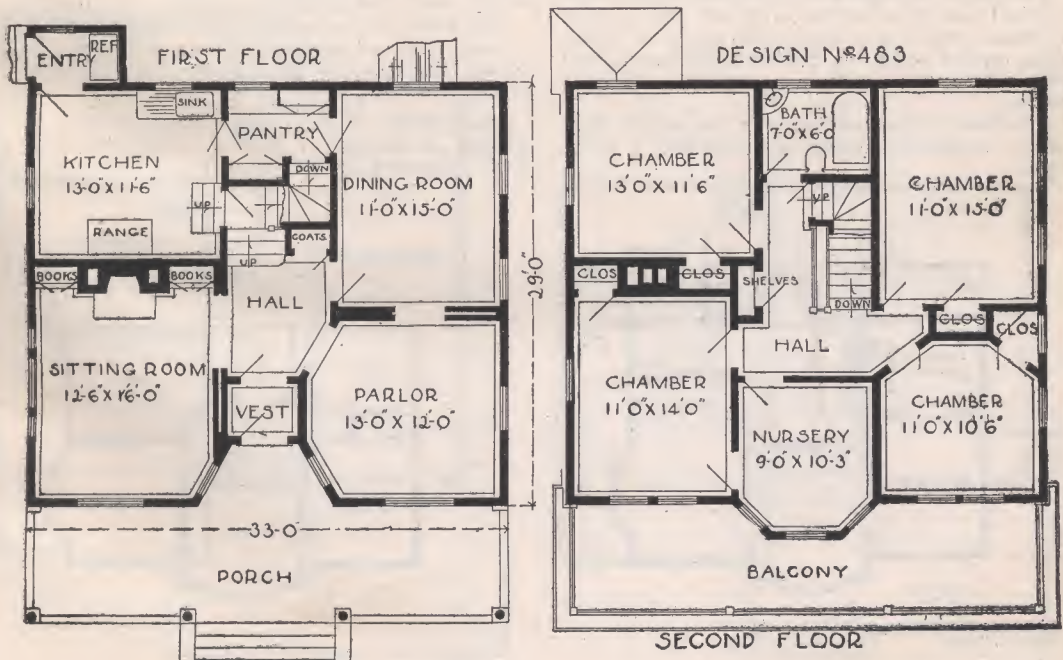
A most compact and economical house to build. The good sized sitting room has a fireplace with bevel plate mirror above mantel shelf and book-cases at either side having leaded glass doors. Combination stair, large pantry, hardwood floor in the hall, dining room, kitchen, second story hall and bath. White oak finish on first floor, except kitchen part. There is space in the attic for a room if desired.

The cost could be reduced about \$50 by omitting the sliding doors between parlor and dining room and hall and sitting room. Omitting the

book cases and some of the hardwood finish would make a further saving.

Full basement, cement floor, ash pit, fuel bin, laundry and outside cellar entrance. Hot air furnace. Finish of kitchen and second story, pine, poplar or cypress, painted. House is well built, the estimate including back plaster, matched sheathing, double floors, and building paper on all double floors, walls and roof.

Cost, \$2,975. Width, 33 ft.; depth, 29 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 619

This design is one of my most popular little Colonial houses. The spacious front porch will be found very convenient for hammock space and affords ample shade in hot summer months. Entering directly into the large reception hall, there opens on either side the dining-room and the parlor. The former room is made more pleasant and home-like by the addition of a bay, and it also has a china closet recessed in the wall.

The parlor is separated by sliding doors from the hall and is connected with the library by a columned archway. In the library is a pretty little mantel, with tile facings and hearth, and above the mantel shelf is a large beveled plate mirror.

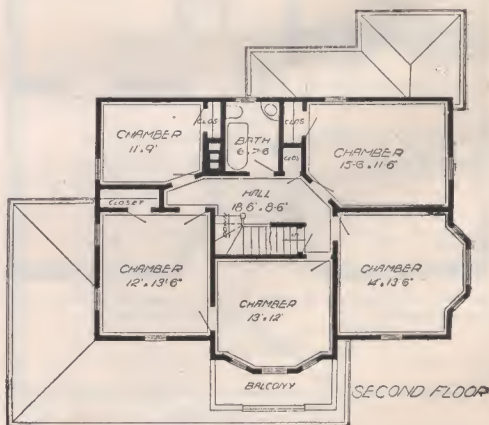
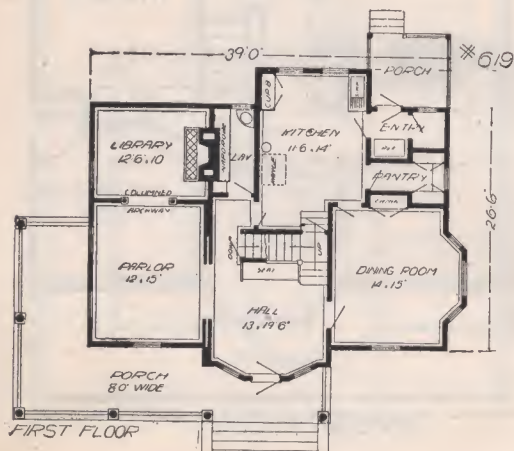
Just back of the hall and in a convenient location is a lavatory, which also contains a wardrobe.

The kitchen equipment is very complete, with a cupboard built in. A place for the refrigerator is provided in the entry and off the entry is a closet for stores.

The second floor provides five good sized chambers, besides the bathroom. There is a large attic, and additional rooms can be finished off there if desired. The basement is provided with a finished laundry and hot water heat besides vegetable room and coal bin.

The finish of the main rooms of the first story is white oak and hardwood floors throughout the entire first floor, the second floor hall and bathroom.

Cost, \$2,750. Width, 39 ft. Depth, 26 ft. 6 in. Height of basement, 7 ft. 6 in. First floor, 9 ft. 5 in. Second floor, 8 ft. 3 in.





DESIGN K 509

We herewith illustrate a very pleasantly arranged eight-room house, besides pantry and bath. Plans provide for a full basement, foundation walls being of stone. In localities where it is desirable, brick could be substituted, of course. A hot air furnace; fuel bins are also arranged in the cellar.

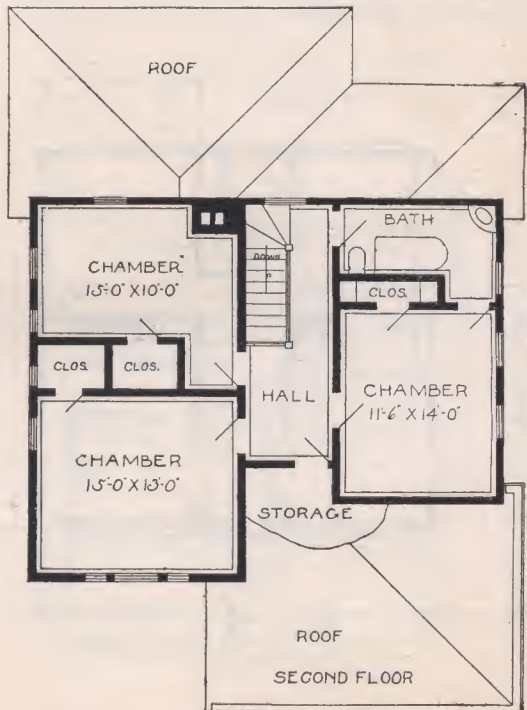
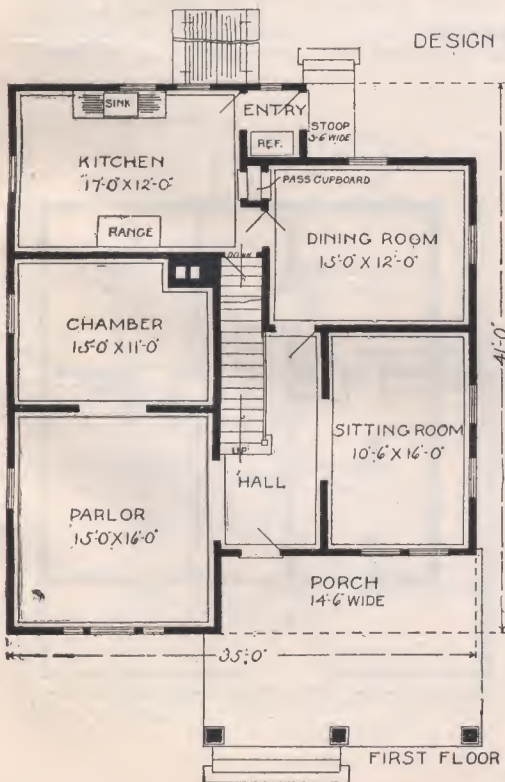
On the first floor, one good sized chamber is arranged which would be desirable in case there are elderly people in the family, and the den or

sitting room opening off the hall could also be used for another chamber. Three large chambers are arranged on the second floor besides the bath room, which has a complete line of plumbing.

Hardwood floors are provided for the hall, dining room and kitchen. All finish, pine or poplar.

Cost, \$2,800. Width, 35 ft.; depth, 41 ft.; height of basement, 7 ft. 6 in. First story, 10 ft. 3 in.; second story, 9 ft. 9 in. Lowest height of second story, 7 ft. 6 in.

DESIGN NO. 509.





DESIGN K 625

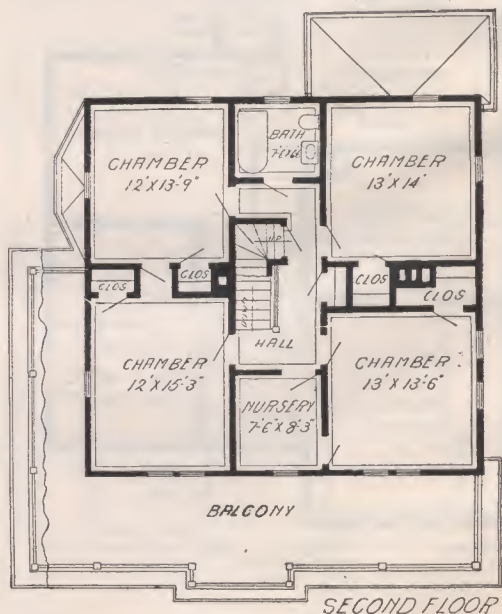
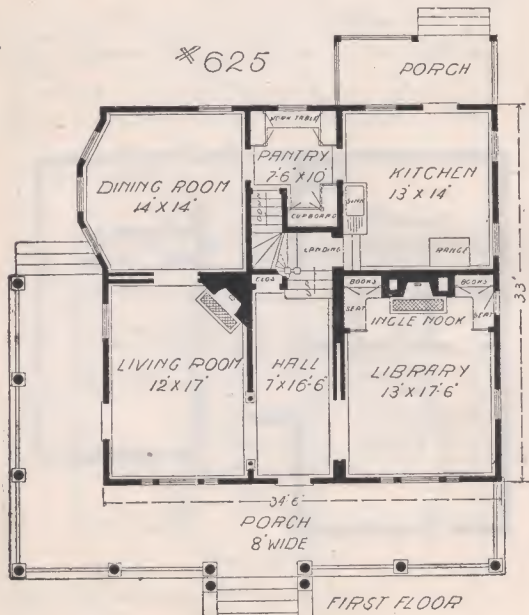
This design is an exceptionally good Colonial home. The exterior, while simple, is pleasing and attractive. The large spacious porch adds much to the appearance of the house and the comfort of its occupants.

One enters directly into the hall, which has a beamed ceiling; the stair ascending to the second story is at the further end. Sliding doors separate the library from the hall, which room is fitted up with a nicely detailed ingle-nook, seats with bookcase. On the left is the living-room, with its fireplace.

White oak finish is intended for the main rooms of the first story and hardwood floors throughout the first story, second story hall and bath.

There is a full basement, with hot air heating and ventilating system, laundry and servants' toilet. Also fuel room and coal bins partitioned off.

Width, 34 ft. 6 in.; depth, 33 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,970.





DESIGN K 805

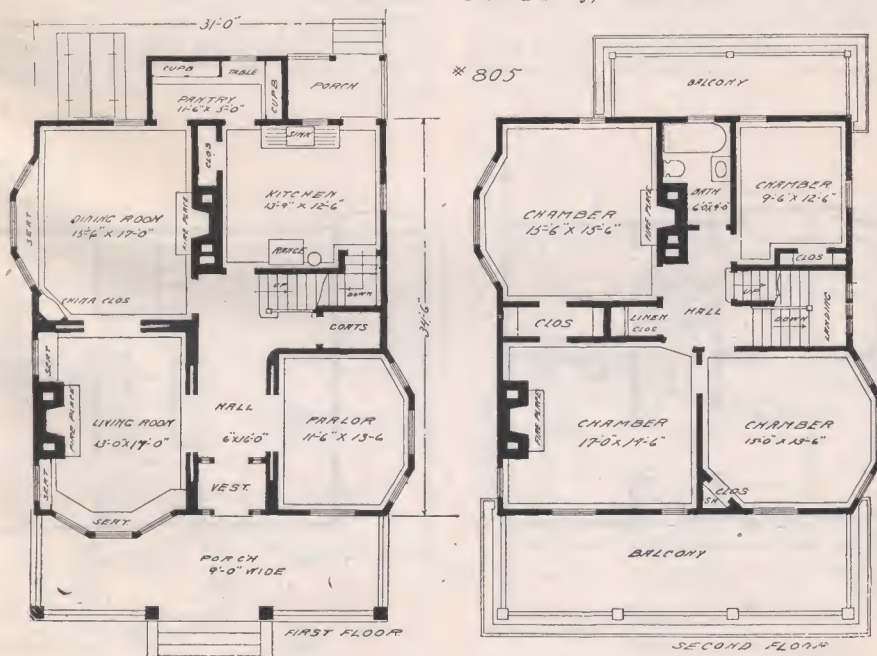
This is a very practical and desirable plan. It is compact and not an inch of room is wasted anywhere. Main staircase starting so close to entrance from hall to kitchen makes a back stairway not necessary, though, of course, one can be put in, if desired. Some economy can also be effected by omitting living room fireplace, fireplace in chamber overhead, and, of course, the chimney that these make necessary.

There is a full basement under the house, with a hot air heating apparatus and ventilating sys-

tem installed. There is also a finished laundry, with set wash trays, and an outside cellar entrance at the rear. In the attic there are two rooms shown to be finished off, and yet leaving ample storage space.

Finish intended in principal rooms of first floor is oak or birch, with plain hardwood floors. Balance of house, pine or poplar, painted or stained.

Cost, \$2,950. Width, 31 ft.; depth, 34 ft. 6 in.; not including pantry and porch extension; height of basement, 7 ft. 6 in.; first story, 9 ft. 9 in.; second story, 8 ft. 9 in.





DESIGN K 924

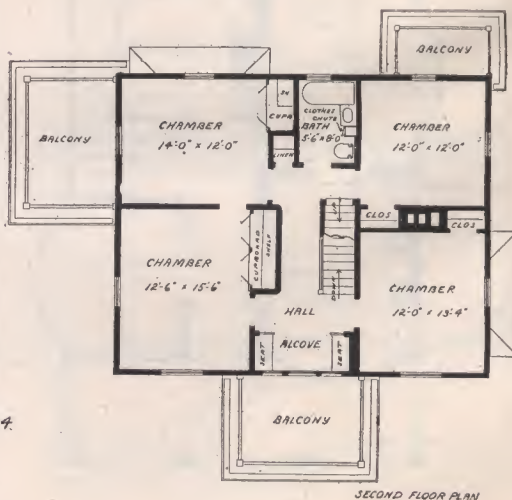
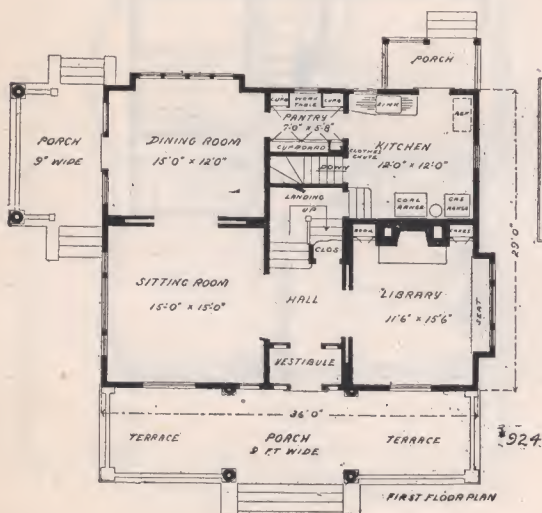
This model Colonial house design will appeal to many as one of the most practical and satisfactory plans that could be designed. There is absolutely not an inch of waste space in the house anywhere. The central hall with staircase at the rear and wide openings on either side of the library and sitting room, give a very attractive impression to the interior as the house is entered. The dining room is of very good size, with fine flower window at the rear and sash door opening on porch at the side. This latter could, of course, be omitted, if desired, without detriment to the design. There is a combination stairway, the door on the landing leading down four steps into the kitchen, being out of sight from the main hall.

The bed rooms on the second floor are of good size and the closets and wardrobes such as will

delight the heart of any housekeeper fond of such conveniences. There is a good sized attic and the plans call for it to be finished off in one large room, though this could be altered to suit individual requirements. The basement extends under the entire house and has cemented floor, laundry, servants' toilet and a hot water heating apparatus.

The finish of the hall, library and dining room is of white oak; sitting room, birch, stained mahogany. The sitting room has a coved ceiling and the library and dining room, ornamental wooden cornice of simple design. Finish in balance of house is to be pine, poplar or cypress, painted or stained.

With furnace heat. Width, 36 ft.; depth, 29 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,990.





DESIGN K 685

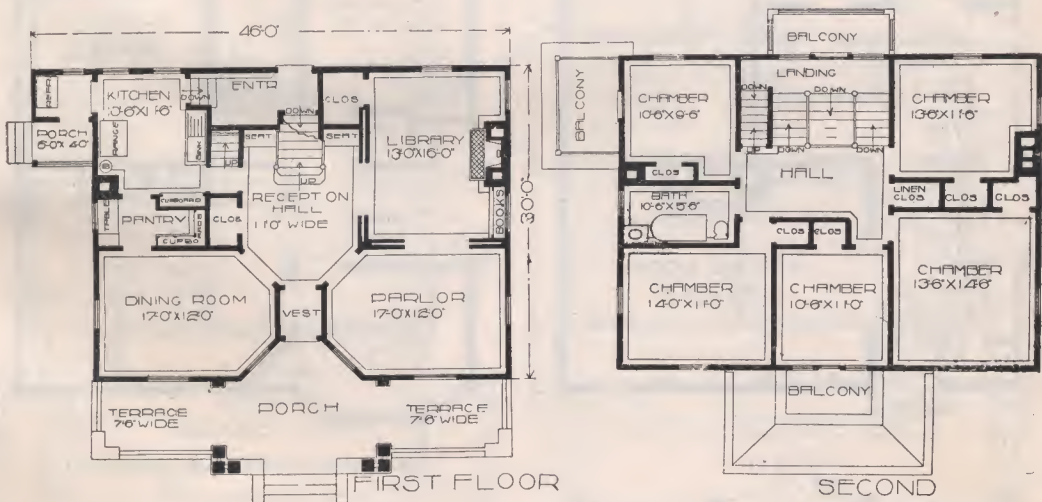
It is hard to excel this arrangement in a plan for a moderate cost home. The reception hall is a very effective apartment and the staircase is unusual, in that it has a center flight to a broad landing, with two side return flights.

Direct communication between the kitchen and front door, without passing through any of the rooms is secured. Back stairway goes up from this little connecting entry to the landing and thence up the staircase proper. Cellar stairs go down under the main staircase, reached from the kitchen through the rear entry. This gives an outside cellar door at grade line.

Full basement under the entire house is provided, with heating apparatus, ventilating system, etc. Laundry and cistern are also provided in basement, and in the attic there is plenty of space to finish off a couple of rooms, if desired.

The exterior is clapboards up to the belt course at second story window sills, above that shingles, or narrow siding, or cement.

Cost, \$2,975. Width, 40 ft.; depth, 30 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





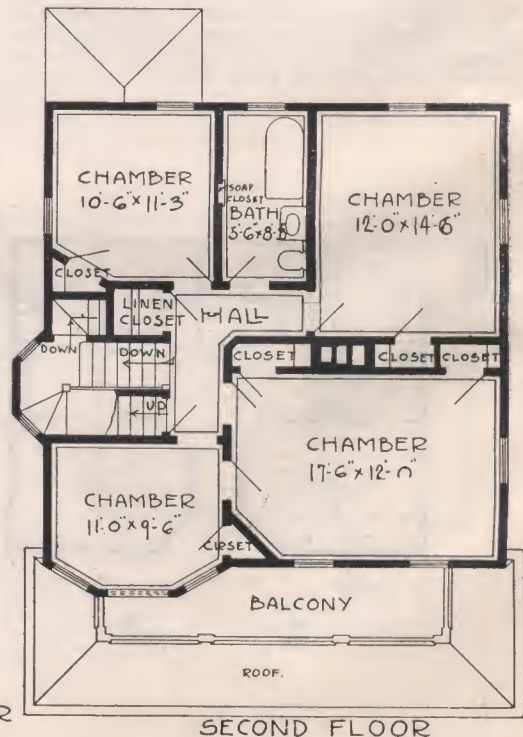
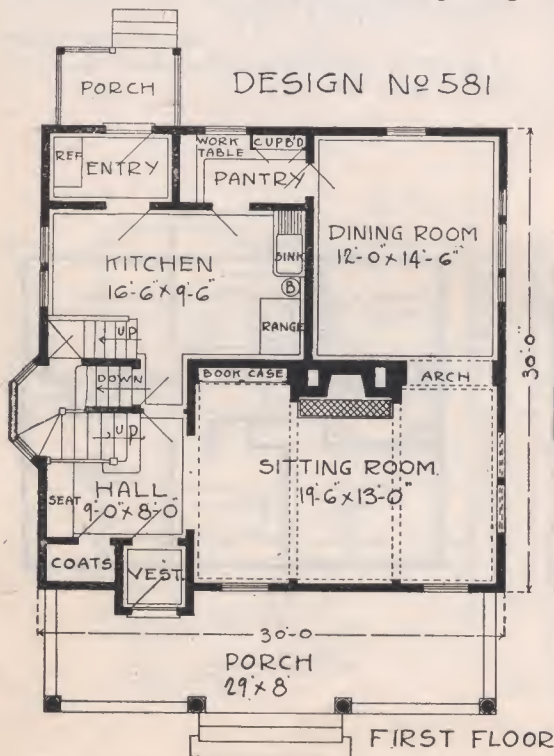
DESIGN K 581

An exceedingly well arranged, convenient and attractive home. The design is a modified colonial, the exterior pleasing, and the interior a fine example of compact and thoughtful arrangement.

The ample entrance hall communicates with the kitchen direct through a door, and opens into the living room through a wide archway. The colonial treatment of the fireplace in the living room, with arches on each side, and ceiling beams crossing to meet corresponding pilasters on the other side of the room, is a novel and pleasing

feature, as is also the long narrow latticed window. The cost includes plumbing and hot air heating plant. Hardwood finish is intended to be used on the first floor, and pine, painted or stained, on the second. Hardwood floors are also provided. The kitchen is intended to be finished in enamel white, with wainscot and hardwood floor.

Width, 30 ft.; depth, 30 ft.; height of basement, 7 ft.; height of first story, 9 ft. 5 in.; height of second story, 8 ft. 3 in. Estimated cost, \$2,475.





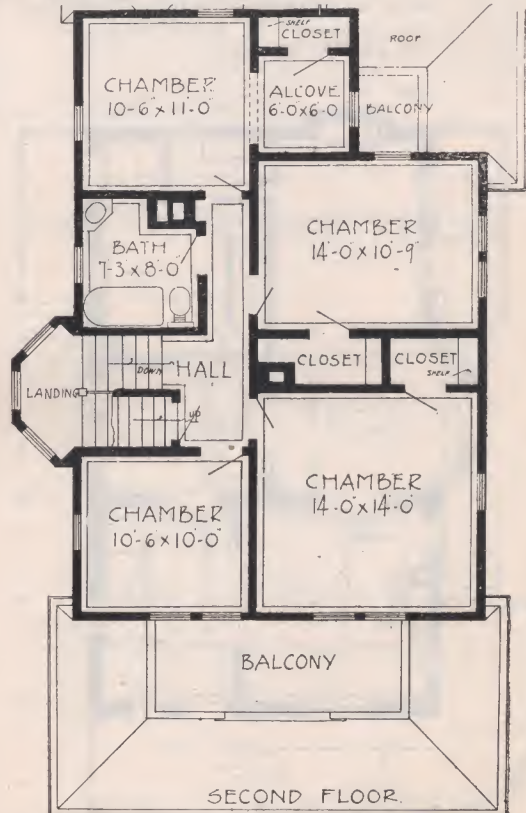
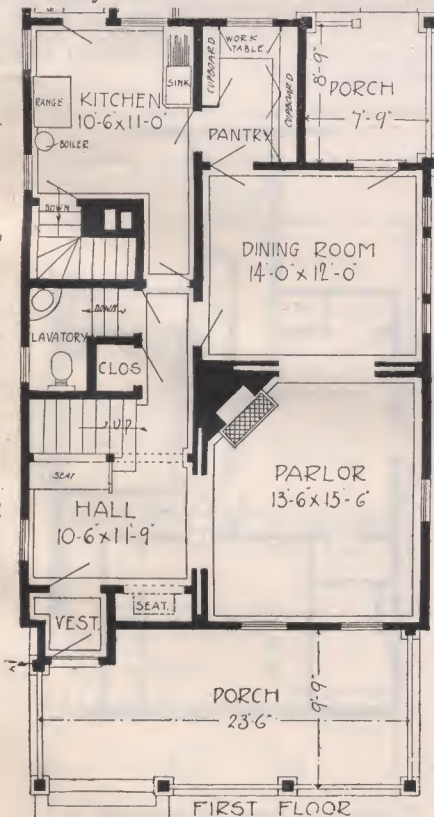
DESIGN K 530

The exterior appearance of this design is very good and simple. There is nothing elaborate or expensive in the finish. The main walls are finished with siding. The foundation is of stone, that showing being selected. The porch buttresses and porch column pedestals are of shingles, likewise all roofs and dormer walls.

There are hardwood floors in the hall, kitchen, second story hall and bathroom. Oak finish is

contemplated in the hall, dining room and parlor. The balance of finish is pine. If desired, another chamber could be obtained by using the alcove and carrying up the second story over the larger rear porch.

Cost, \$2,600. Width, 26 ft.; depth, 38 ft. 6 in.; height of basement, 7 ft.; first story, 9 ft. 8 in.; second story, 8 ft. 3 in.





DESIGN K 360

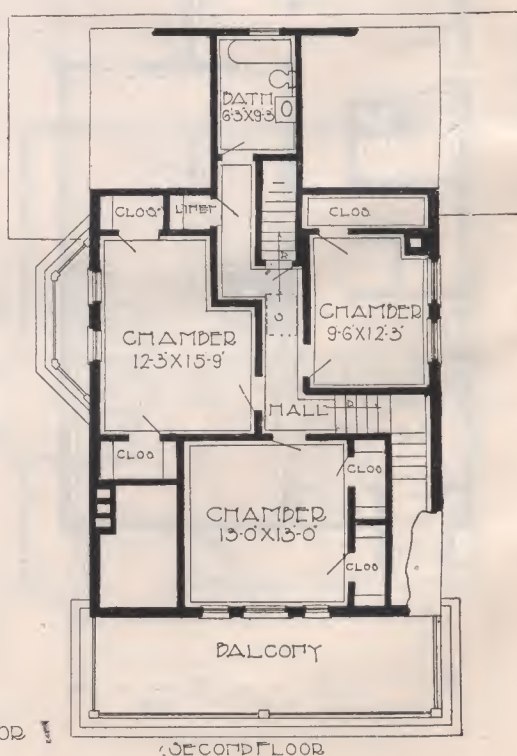
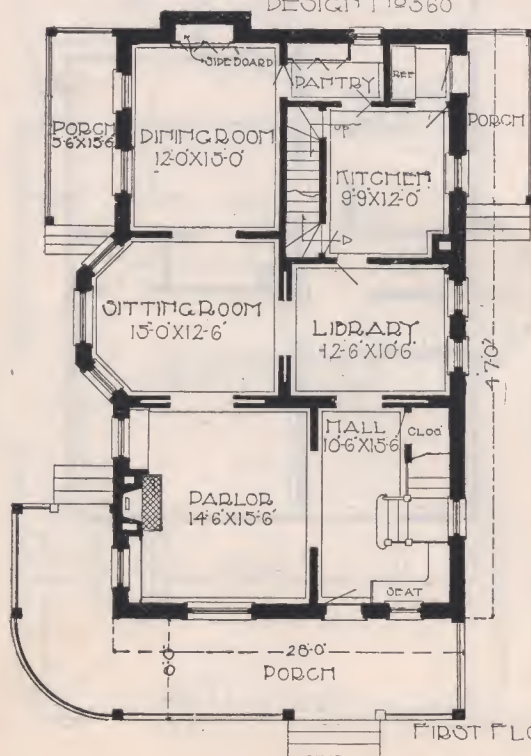
The pretty entrance hall pleases at once, and conveys the homelike and cozy character of the house. On either side of the staircase are seats which provide storage space for rubbers, etc., as the lids are hinged and can be raised. The backs of these seats are paneled. Opposite through a cased opening, a view of the parlor mantel, bookcase and seat may be obtained.

The built-in sideboard in the dining room, opposite the archway, adds much to the appearance of that room.

It is intended to heat the house with hot water. The finish is of pine or poplar painted. A hardwood floor is provided in the kitchen.

Cost, \$2,975. Width, 28 ft.; depth, 47 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 9 in.; second story, 8 ft. 7 in.

DESIGN K 360





DESIGN K 1087

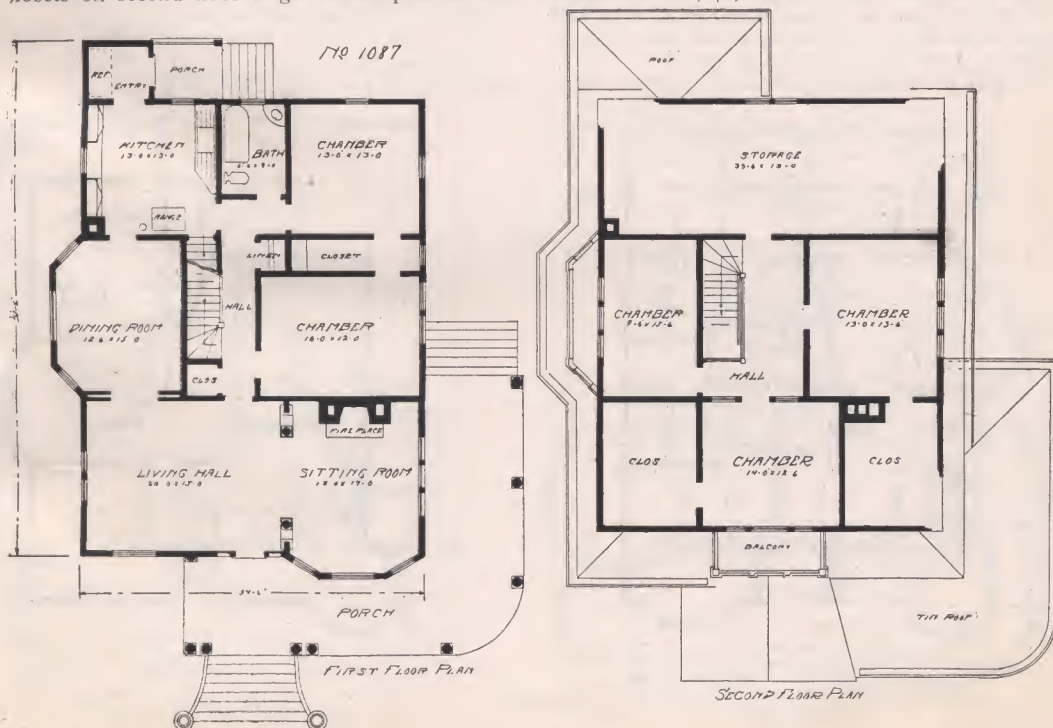
Another seaside or cottage home patterned after our design No. 879 is here illustrated, the exterior treatment and finish being very much the same; namely, clapboards for first story, shingles and composition ornaments in gables. The spacious porch with its heavy turned columns gives this design a very substantial and hospitable appearance, besides adding much to the comfort of the occupants. The foundation walls are of stone and the basement, which extends under the entire house, has hot water heating apparatus, laundry with wash trays, coal bin, cellar, cement floor, etc.

The cottage is of good size and will accommodate a large family, as five chambers besides sitting room, dining room, living room, kitchen, bath room, etc., are provided. If desired, one of the closets on second floor might be adapted to the

uses of a sewing room. The sitting room and living room are really one apartment, being divided by a wide columned opening, while dining room is connected with living room by sliding doors. A pretty plate rail is provided in dining room and photo rails are intended in both down stairs chambers. The kitchen has all modern conveniences and refrigerator space is had in rear entry.

The finish of principal rooms is of pine, poplar or cypress, painted or stained; with hardwood floors. Hardwood finish might be desirable for principal rooms of first story, though this would add to the cost.

Width, 34 ft. 6 in.; depth, 45 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; basement, 7 ft.; lowest height second story rooms, 7 ft. 6 in. Estimated cost, \$2,495.





DESIGN K 683

This is a large and most complete and thoroughly finished modern home. The arrangement of the rooms, it would be difficult to better. The view on entering is effective, with the inglenook and open fireplace placed directly at the end of the spacious hall, the fireplace in sitting room visible through the wide doorway and the handsome columned archway at the right opening into parlor.

There is a full basement, with cement floor, under the entire house. Hot air heating apparatus is provided, with requisite coal bins, etc. Under the kitchen there is a laundry provided for, with stone wash trays; the outside cellar way is under pantry. Vegetable cellar under entry.

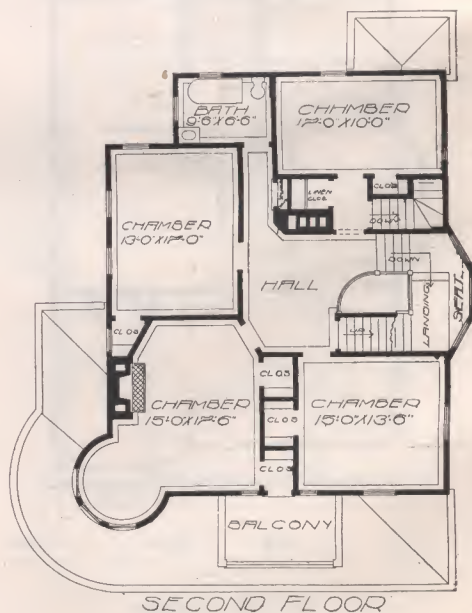
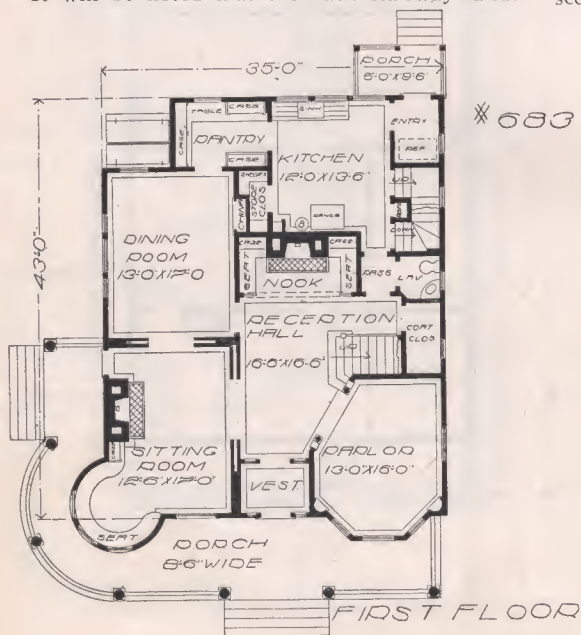
It will be noted that the back stairway lands

on second floor in a little entry, so it is unnecessary for servants to go into the main portion of the house, in reaching their room. Direct passage is also secured from the kitchen to front door, without passing through the dining room, a very desirable feature.

In the third or attic story there is a fine large den, looking out on front balcony and left hand side. There is also another servant's room and store room on this floor.

It is intended to use siding for the exterior, except for side gables, which are shingled. Cement would be a pleasing alternative.

Cost, \$3,950. Width, 35 ft.; depth, 43 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





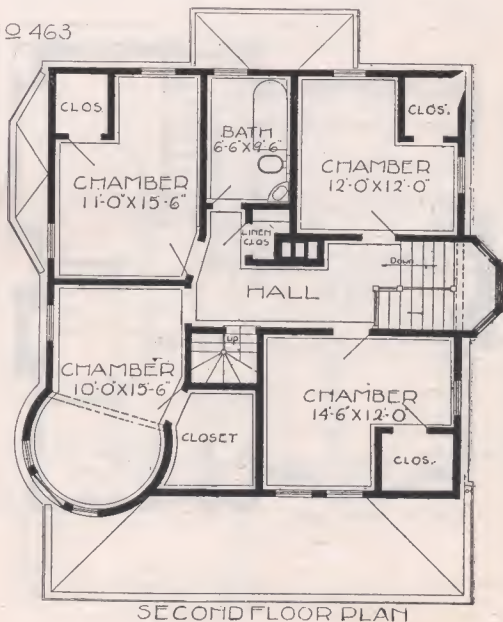
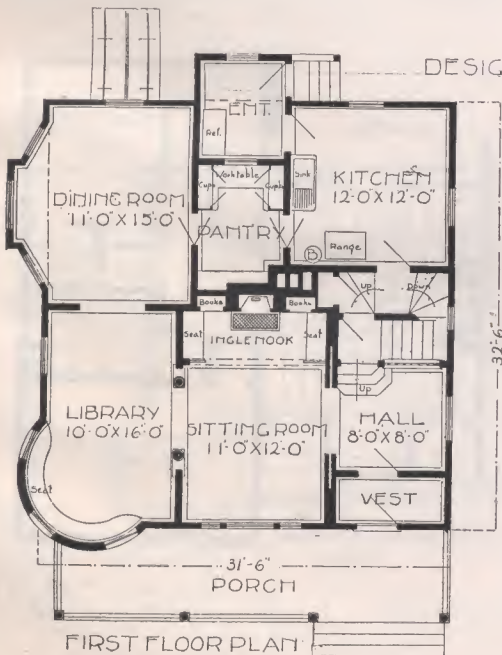
DESIGN K 463

Design No. 463 is a charming little home in cottage style with all modern improvements, such as full basement, concrete, floor, ash pit, fuel bins, outside cellar entrance, hot air heat, complete set of plumbing fixtures, fireplace, hardwood floors, and oak finish in first story, large pantry with cupboards, flour bin, drawers, shelves, etc., and four good sized chambers, all of which are provided with closets.

The inglenook in the sitting room has been prettily detailed, having at both sides of the fireplace built-in seats and book cases with glass doors. Between the library and sitting room

there is a columned archway, which together with the inglenook makes a most attractive vista on the first floor. The bay of the dining room has been especially designed so that a side board could be built in this space if desired, and which could readily be arranged for. Hardwood floors are in the hall, dining room and kitchen part. The kitchen part and second story are finished in pine or poplar, the other rooms of the first floor being oak.

Cost, \$2,400. Width, 31 ft. 6 in.; depth, 32 ft. 6 in.; height of basement, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in. Lowest height second floor is 7 feet.





DESIGN K 688

The rapid increase and growing popularity of women's clubs, not only in the larger cities, but in the smaller communities throughout the country, has made the question of the proper home for these organizations of primary importance.

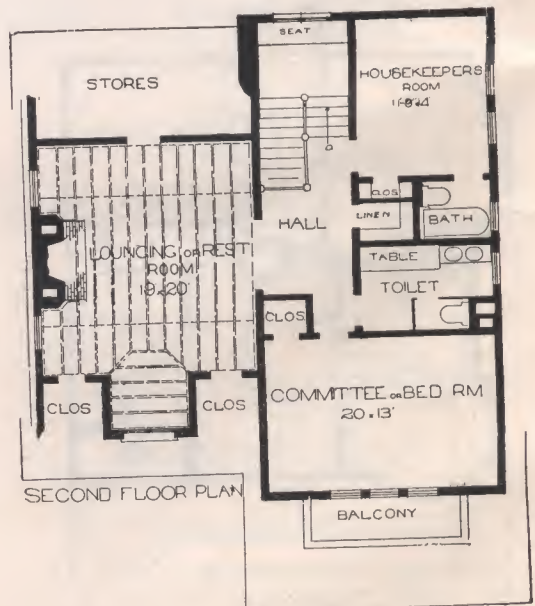
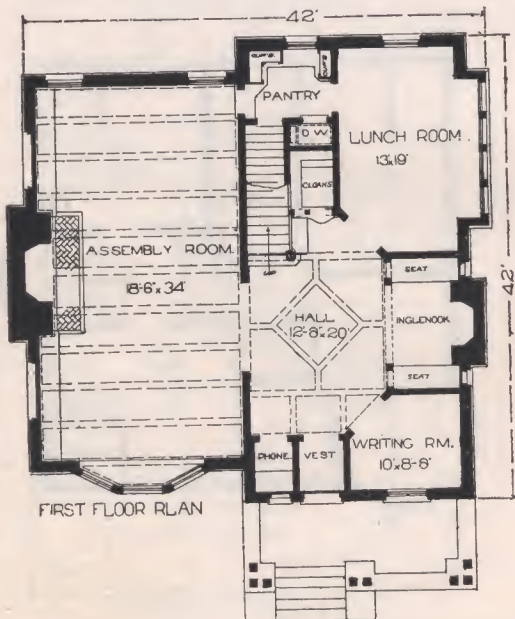
This entire building can be built of frame, but the design has been made with reference to the use of brick for the first story, with foundations and trimmings of stone. Then, in the second story, and in the gables, a combination half timber, plaster and shingle effect, which results in a very effective color combination, and gives a design that is not only practical, but will "wear" well.

Entering the building, we find ourselves, after

passing through the vestibule, in a most attractive reception hall, with the staircase leading to the second floor directly in front, while at one side is arranged a little space for a check or cloak-room. At the left, through a wide archway, is the main assembly room of generous proportions, about 19x35 feet in size, while on the right, is a most attractive "ingle nook."

On the second floor is a splendid lounging room, committee room, toilet room, etc. The kitchen would, of course, be located in the basement, and is well lighted and practical in its arrangements.

Cost, \$4,025; width, 42 ft.; depth, 42 ft.; height of basement, 7 ft. 6 in.; first story, 10 ft.; second story, 8 ft.; lowest height second story, 5 ft.





DESIGN K574

The large porch in this summer cottage affords plenty of room to swing hammocks, and as the porch extends around one side of the house assures one of all the breeze there is. The living room, too, is of generous size, well lighted and made pleasant by the octagonal tower bay which is fitted up with seats that have hinged lids; also near the staircase is another seat and bookcase.

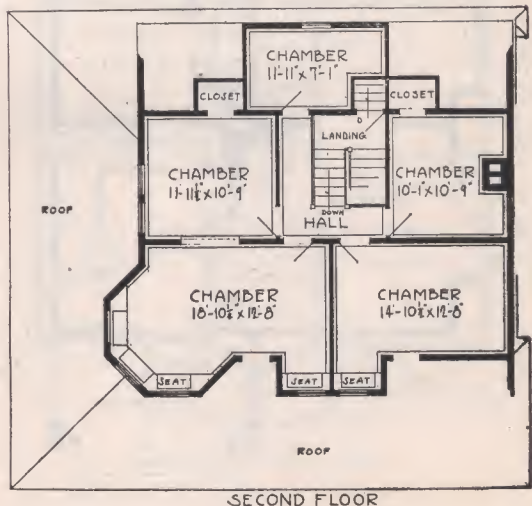
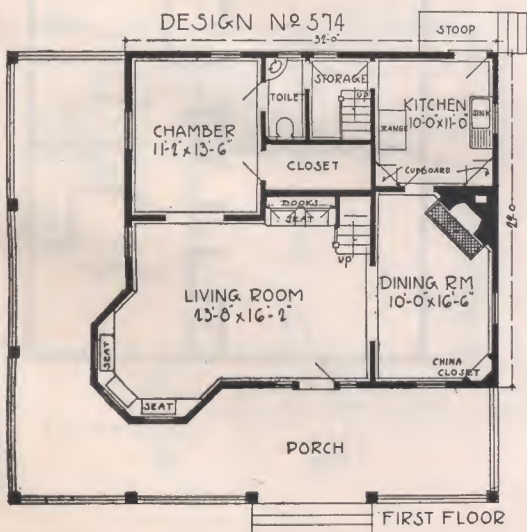
The fireplace in the dining room has cobblestone facing which extends up to the picture moulding, a height of $7\frac{1}{2}$ feet. There is a little china closet in the dining room and the kitchen has two cupboards for dishes and utensils. Besides this there is a little storage room off the kitchen.

If desired, the first story toilet could be omitted and this space and the storage room used as a servant's room and complete bath room fixtures installed in the second story rear chamber.

The partitions of the first floor are plastered and the ceiling is ceiled, the partitions of the second story are of one thickness of dressed lumber. The rooms have a ceiling, however, and a scuttle to let the hot air pass up.

Finish, pine, poplar or cypress. House set on brick piers; no cellar.

Width, 32 feet; depth, 29 feet; height of first story, 9 feet, 3 inches; height of second story, 8 feet, 3 inches. Estimated cost without heating and plumbing, \$1,975.





DESIGN K 1023

This is an attractive type of the gambrel roof, semi-Colonial—sometimes called Dutch Colonial—architecture. This house is very complete in every respect, the exterior being of clapboards up to the belt course and gables shingled.

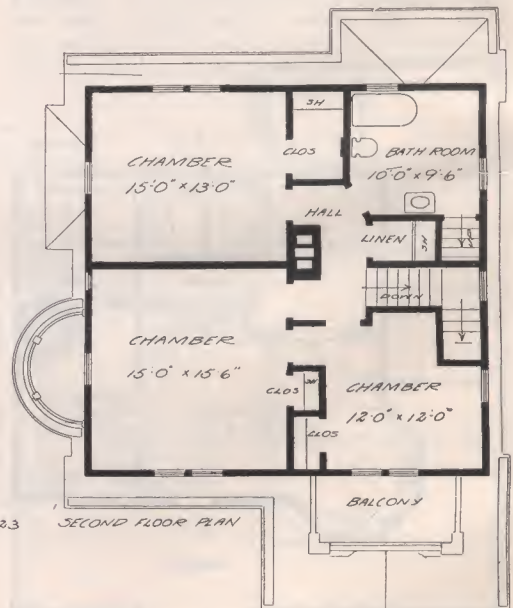
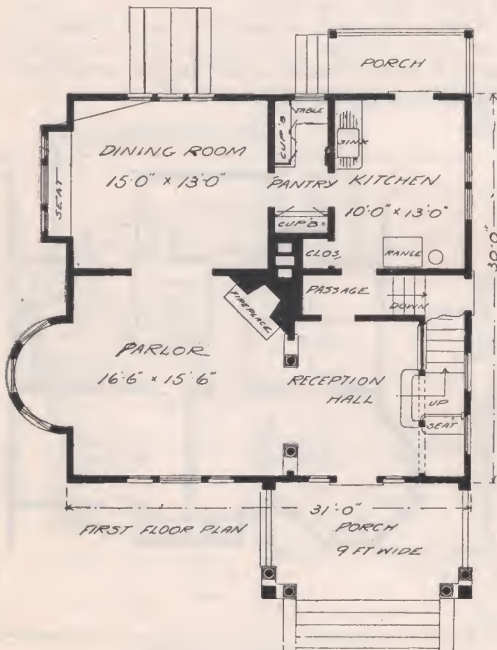
The reception hall is a very pretty apartment, the seat and staircase at the right being nicely finished with paneled wainscot and a half-screened stair; the posts at start of stair running to the ceiling and receiving the screen work. The columned opening between reception hall and parlor and the circular bay window of parlor make an exceedingly pretty interior.

Direct passageway from kitchen to front door is secured without passing through any other

room. There is a combination outside and inside cellar stairway with door at grade under the main stair landing. The bedrooms of second story are very satisfactory and there is a stairway leading to the attic where storage space is secured; not large enough for any rooms.

Basement extends under entire house and contains laundry, fuel bins, hot air heating apparatus, etc. Finish intended for principal rooms of first floor is oak or birch with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,600; width, 31 ft.; depth, 30 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; lowest height second story rooms, 6 ft.





DESIGN K 794

This is a model Colonial design that for compactness and practicability of arrangement will be hard to excel. The exterior is simplicity in itself and yet, exceedingly attractive and satisfactory.

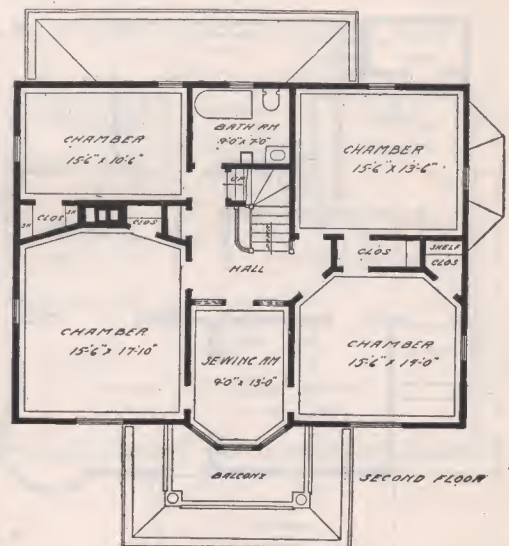
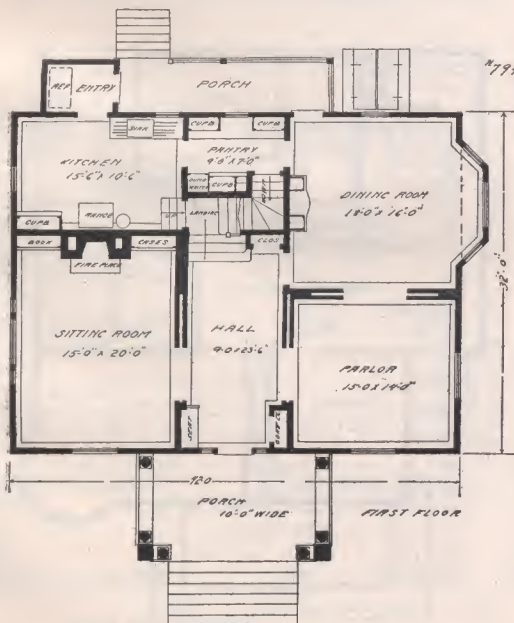
The central hall with rooms opening on either side, is, after all, an arrangement which it is exceedingly difficult to better. The sitting room is a fine, large room and has a beamed ceiling; and occupying the entire end is a handsome brick mantel piece, with bookcases on either side. The main staircase goes up at the end of the hall in a very attractive manner, and from the first lower landing there are steps leading down into the kitchen, making a "combination" stair.

The second floor is all that could be desired, with its five fine rooms and bath room. Certainly, a better use of space could scarce be devised. There is a place in the attic for three small rooms if desired.

Basements extends under the entire house and has a hot air heating apparatus installed. There is also a complete laundry, with set wash trays, servant's toilet, etc.

The finish intended for first floor is white oak; balance of house, pine, poplar or cypress, painted or stained; exterior clapboards.

Cost, \$2,495; width, 42 ft.; depth, 32 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 4 in.





DESIGN K 752

A large, complete and rather elaborately detailed home is here shown. Wide and narrow siding is laid alternately on the first story exterior, with shingles on the second story. The interior finish is very rich; that of the hall being quarter sawed oak, the parlor and library birch, stained dark mahogany, and the dining room quarter sawed oak in Flemish finish. Tile floors are provided in the vestibule and bath room and hardwood floors in all first floor rooms and second floor hall. A spacious billiard room in the attic is also provided with a hardwood floor.

The main hall and staircase are very handsome, the staircase being of rich colonial detail with double returns to second floor from stair

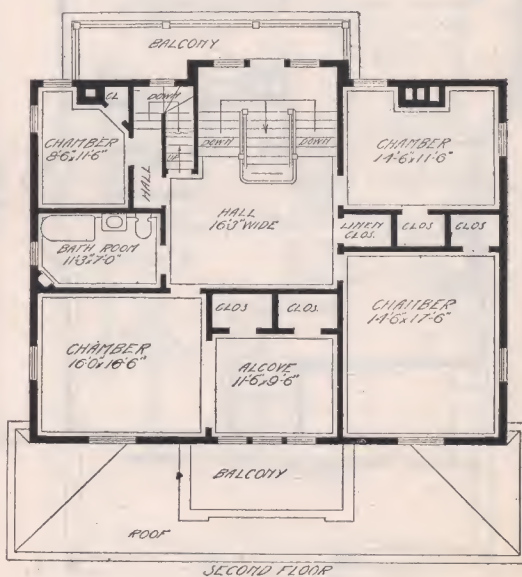
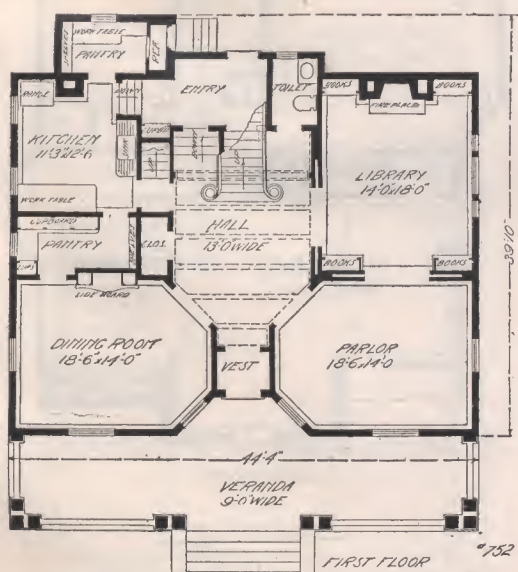
landing. The ceiling is beamed and the side walls paneled to the height of the picture moulding.

In the dining room is a built-in sideboard and plate rail, which caps the paneling around the room.

The first floor toilet room, opening off the main hall, is a wise provision.

The full basement has brick partitions, and provides a laundry, vegetable room, store room and a fuel room. Hot water heat is intended.

Width, 44 ft. 4 in.; depth, 34 ft. 4 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 9 in.; second story, 8 ft. 9 in. Estimated cost, \$3,900.





DESIGN K 709

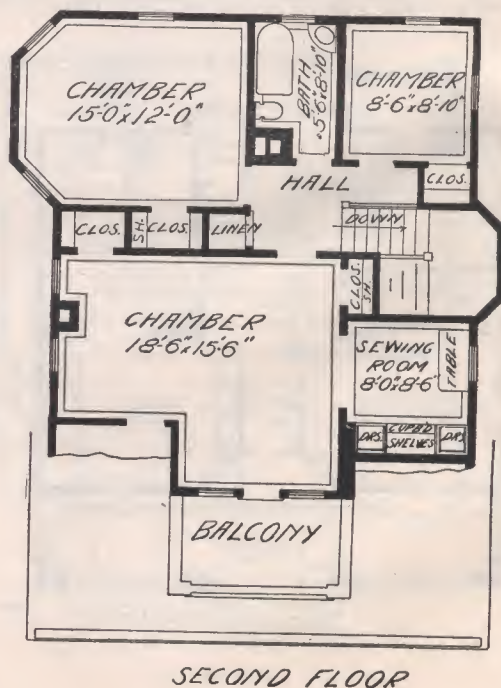
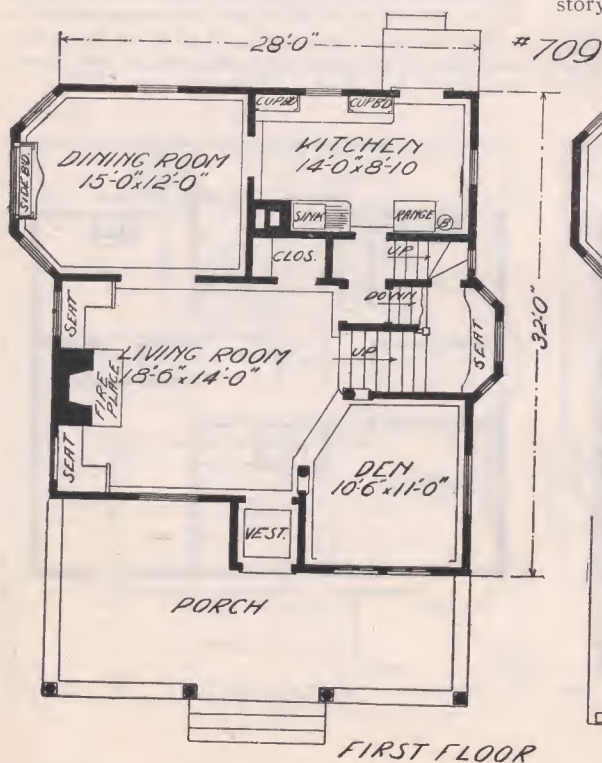
A model cottage home. An air of luxury pervades the interior of this design, though it can, of course, be finished in a simpler manner, if desired. Opening off the living room, by a columned archway, we have the den, which can be used for a library, if desired. The living room, itself, is the principal feature on the first floor, the one side being taken up entirely by the fireplace and window seats on either side. The stairs lead up from this room to the landing, where another cozy seat is provided.

There is no pantry, the kitchen being provided

with cupboards, work table, etc. Stairs lead from the kitchen to the second story and to cellar, which extends under the entire house and in which there is a laundry of good size and hot air heating apparatus.

The living room is to be finished in white oak with hardwood floor. This same finish is intended in the front bedroom, directly over the living rooms, the rest of the rooms to be finished in pine or cypress.

Cost, \$1,900; width, 28 ft.; depth, 32 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





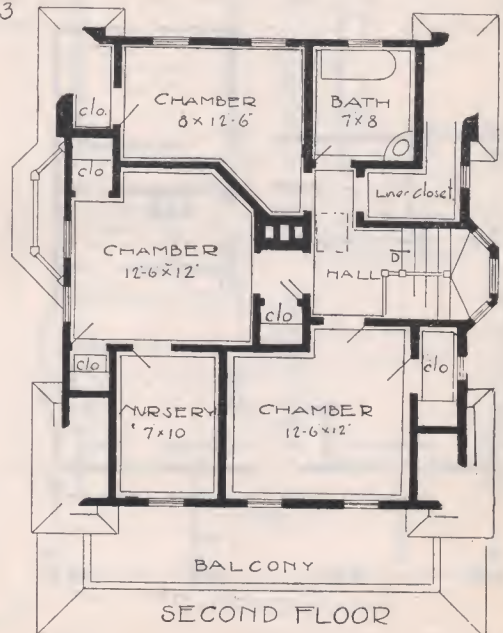
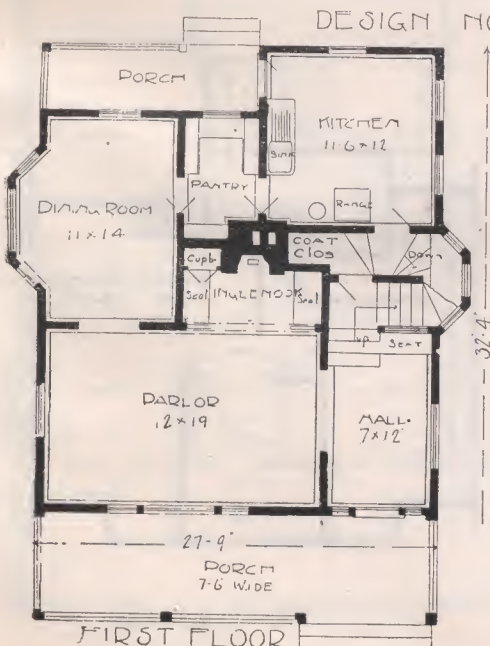
DESIGN K 333

This is a cottage design, the general plan and arrangement of which is excellent. The large parlor with the pretty inglenook is a most pleasing and delightful room. One of the most desirable features is the kitchen, being separated from the rest of the house by two doors, thus preventing largely the kitchen odors from coming into that part of the house. Access to the front door is had without passing through any of the other rooms. Very pretty staircase and seat in the hall. Unique little cupboard in the inglenook.

Sliding doors could be easily arranged between the dining room and living room and would increase the cost about \$30. Cutting down the window underneath the stairway would secure an outside cellar entrance by making a slight change in the cellar stairway, or a separate entrance might be easily arranged.

The second story rooms are full height. Finish is of cypress or pine painted.

Width, 27 ft. 9 in.; depth, 32 ft. 4 in.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$1,985.





DESIGN K 786

This little Colonial cottage is admirably planned and designed for a cold climate. If built in a warmer section of the country, the vestibule could, of course, be omitted to good advantage, as it would not be necessary.

The parlor and general living room is a magnificent apartment and connects with the dining room by means of a sliding door. The latter room has a beautiful flower window, with wide shelf for flowers. Back of these rooms is the stair hall, coat closet, pantry and kitchen.

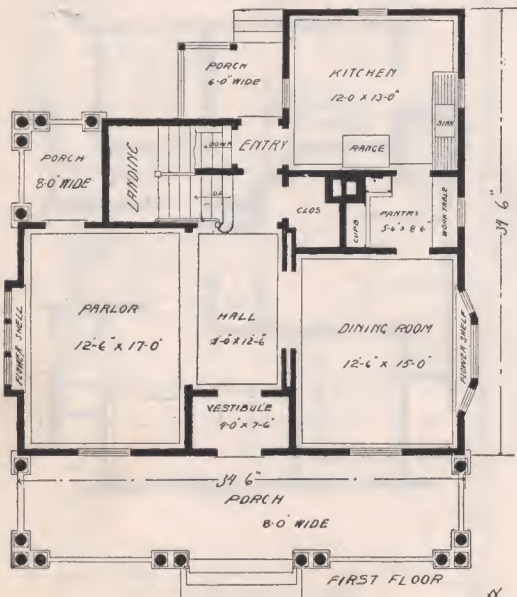
The arrangement of the staircase is unique and will make a very pretty feature in the house. Bedrooms on the second floor are very good, and

in the attic there is space for a room or two, if it is desired to finish them off, though they will not be very large.

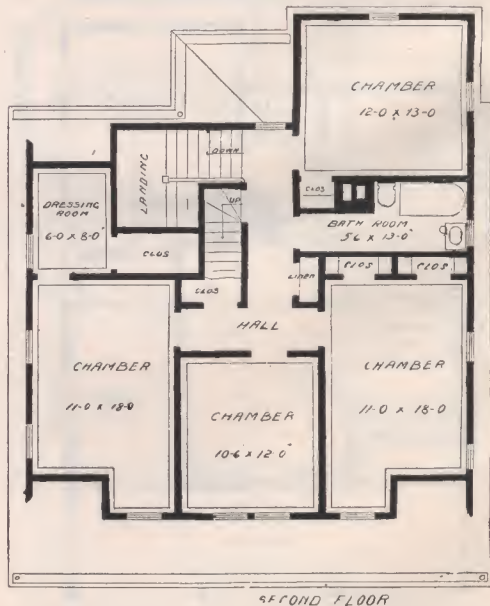
There is a basement under the entire house and a hot water heater is included.

Finish intended for the first floor is quarter-sawn oak for two front rooms, with plain hardwood floors. Balance of house, pine or poplar, painted or stained.

Cost, including hot water heater, \$1,950; width, 34 ft. 6 in.; depth, 34 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



#786





DESIGN K 796

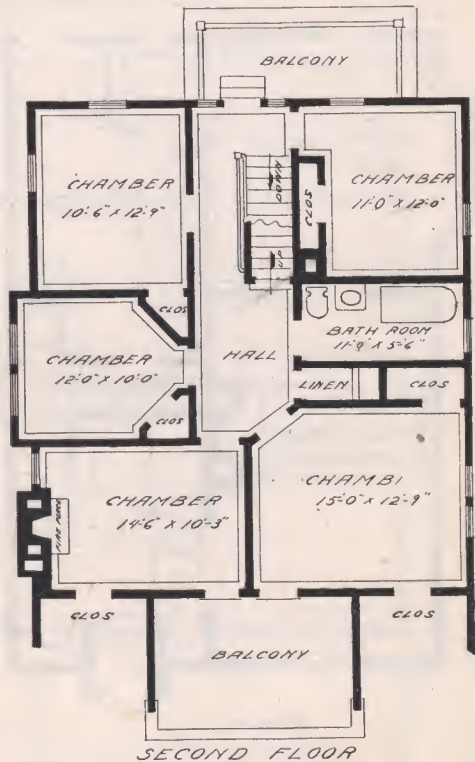
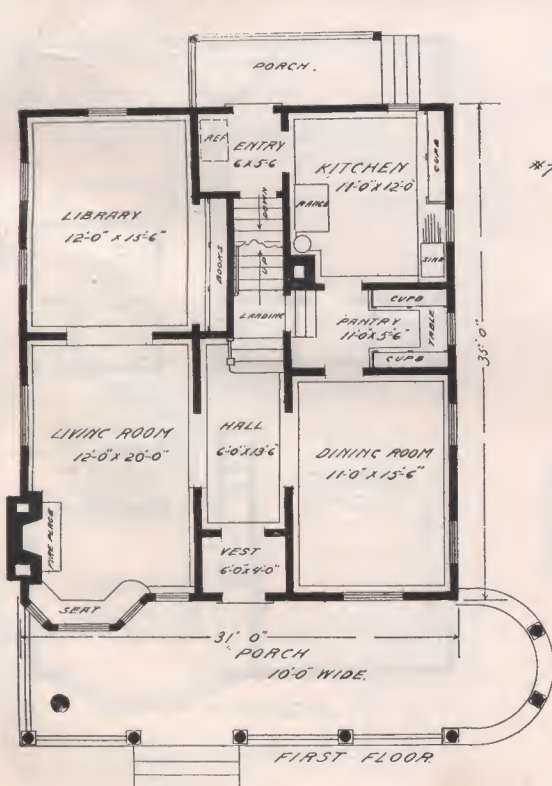
This design with its partially shingled exterior, makes a very pretty thing in exterior effect, and on the interior, the arrangement being somewhat different from the majority of houses, has many points of advantage.

It is coming to be more and more the practice to put the dining room on the front of the house, for, after all, considerable time is spent in the dining room and it permits of some desirable features in the plan in other directions, the most important being the securing of the library and

living room in connection with each other.

There is a fair attic and two rooms are shown to be finished off there. The basement extends under the entire house and a hot water heating apparatus is provided, also a finished laundry, with outside cellar entrance.

Width, 31 ft.; depth, 35 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; lowest height second story, 5 ft. 6 in. in rear bed room over kitchen and 7 ft. 6 in. in front bed room. Estimated cost, \$2,485.





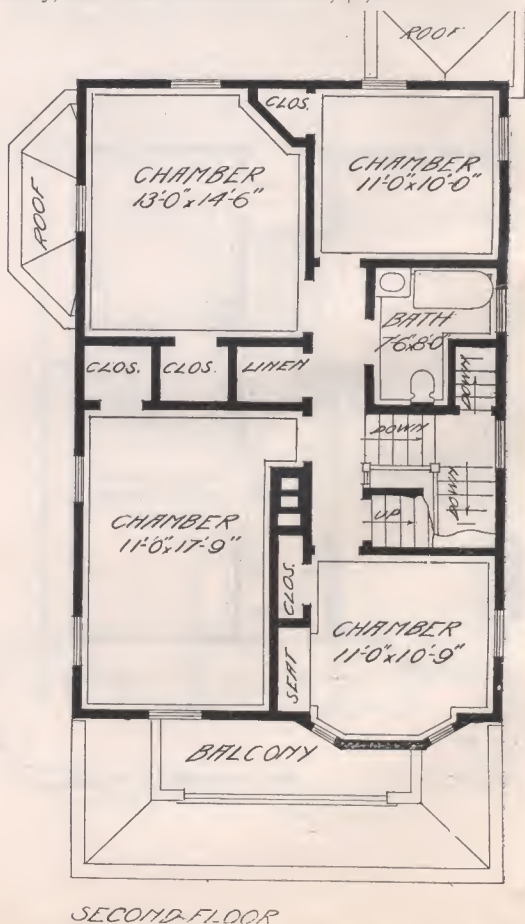
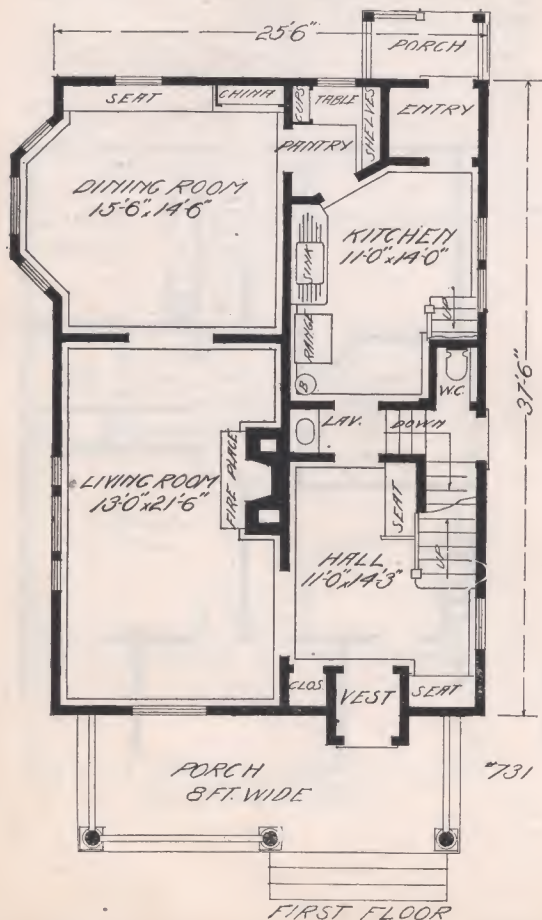
DESIGN K 731

A very attractive and complete modern home. Access from the kitchen to the front door is had by passing only through the hall and little passageway between, off which is the lavatory. The living room is unusually large and the fireplace adds to its attractiveness. There is a china closet in one corner of the dining room, which has a large bay window. Additional rooms could be

secured in the attic, if desired, being reached by stairs going up from the second story hall.

There is a full basement, in which are laundry, fuel, vegetable rooms, etc. Hot air heating apparatus provided. Exterior to be of clapboards with shingles for the gables.

Width, 25 ft. 6 in.; depth, 37 ft. 6 in.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,395.





DESIGN K 800

This is an exceedingly practical and satisfactory home in every respect. The exterior in execution is very pleasing indeed and has scarce been done justice in the drawings.

Direct access from kitchen to front door is secured without passing through any other room. The basement is also reached without going through kitchen. There is a "combination" staircase with steps leading up through kitchen to the broad landing, seven risers above first floor, thus saving the expense and space of a full back stairway.

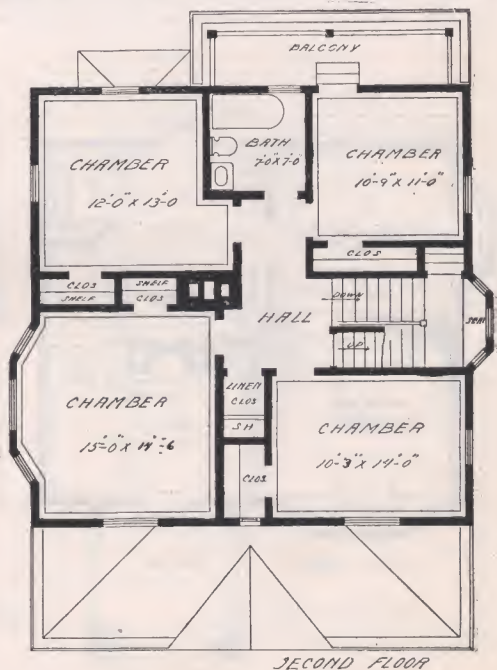
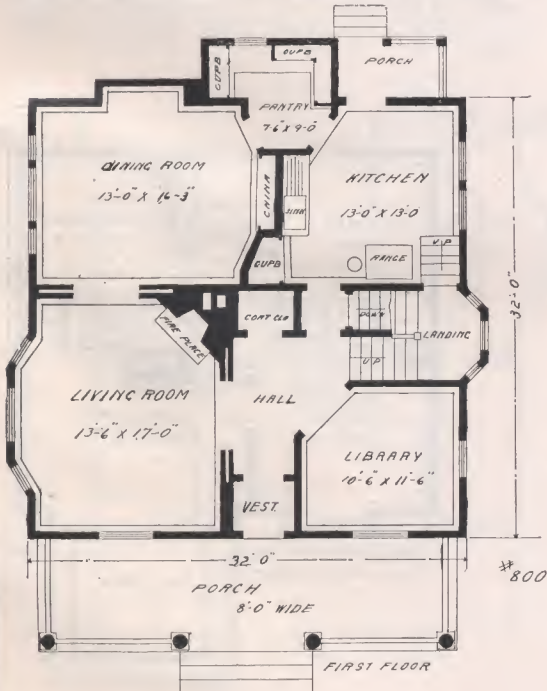
The coat closet off hall is a spacious one, and kitchen range reaches the one chimney along the ceiling in a perfectly safe manner by pipe. There

is a good attic in this design and three rooms are shown to be finished off there, if desired.

The basement extends under the entire house and a hot air heating and ventilating system is provided for. There is also a good laundry, with set wash trays. The outside cellar entrance to basement is under the landing of main stair, giving a very compact and economical arrangement.

The finish of the principal rooms of first floor is of white oak and plain hardwood floors throughout. Balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,450; width, 32 ft.; depth, 32 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



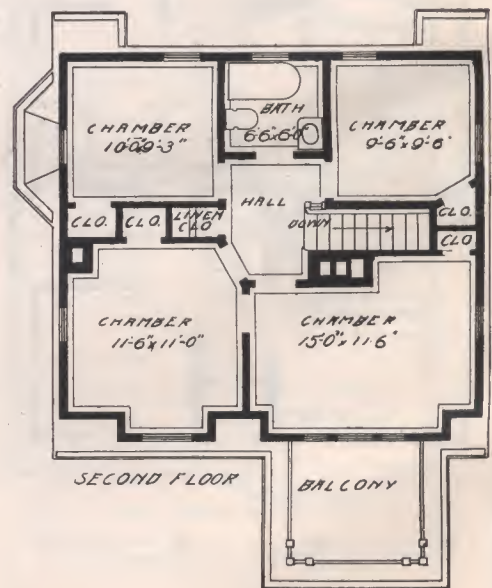
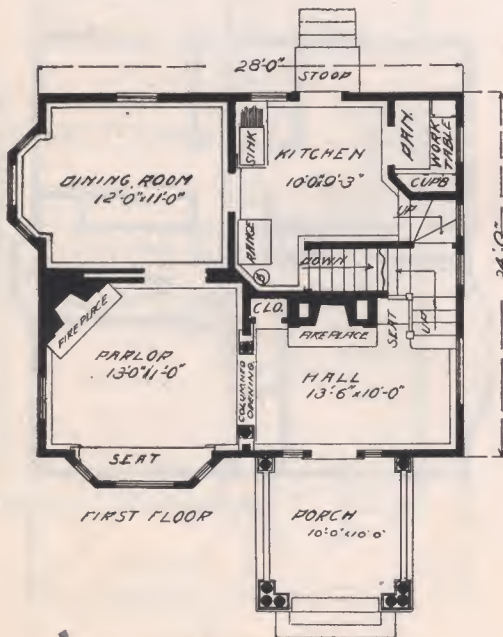


DESIGN K 692

This pretty little cottage is modern in every sense of the word. The reception hall in this design is very pretty, the main features being a fireplace directly in front of the entrance, with the stairway starting up at the right hand side, ascending five steps to a landing and then turning and landing in the center of the house on the second floor. Access from the kitchen to front door, without passing through any of the rooms, a very desirable feature, is secured by a combination staircase. The hall and parlor are con-

nected by a handsome columned archway, and sliding doors separate the dining room from the parlor. The parlor is very attractive with its pretty window seat in bay, its open fireplace with its pretty mantel, and the bedrooms are as large as can possibly be obtained in a house of this size. The finish contemplated is pine or cypress, painted, but hardwood can be used if desired.

Width, 28 ft.; depth, not including bay, 24 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$1,585.





DESIGN K 627

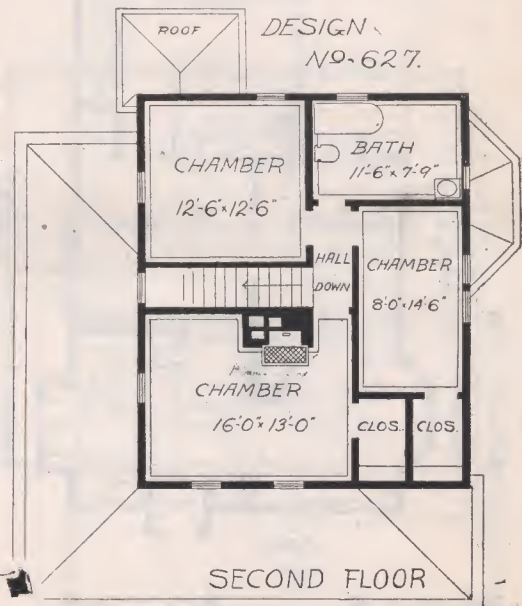
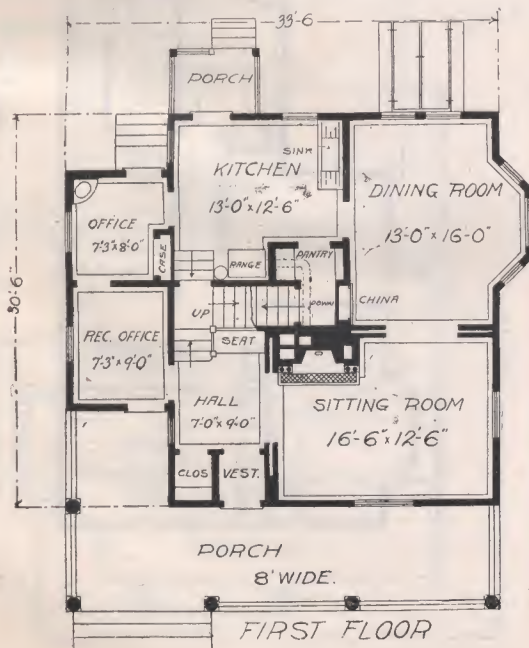
This design has been especially prepared as a residence for a physician, and therefore includes a little reception room and office, with special outside entrance. These are so located as to be entirely separated from the main part of the house and yet convenient to access.

In the basement are a laundry and hot air heating and ventilating system, and also coal bins. The basement has a cement floor and outside entrance.

The finish of the hall, sitting room and dining room is of white oak, with hardwood floors in these rooms and also in the kitchen, bath room and second story hall. The balance of the house is in pine finish or cypress.

The large porch will be found very desirable. Siding is used on the exterior up to the belt course, above which are shingles.

Width, 33 ft. 6 in.; depth, 30 ft. 6 in.; height of basement, 8 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,260.





DESIGN K 645

A practical little plan; the first floor arrangement being very good, especially for the entertaining of guests, as the parlor and library are only separated by a handsomely detailed double columned archway. This, therefore, practically, makes one large room, which is further embellished by a fireplace and has a cosy little seat built in at the rear of the library.

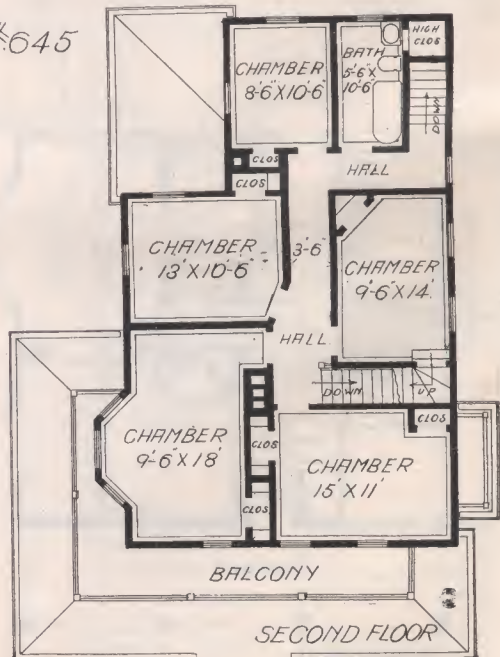
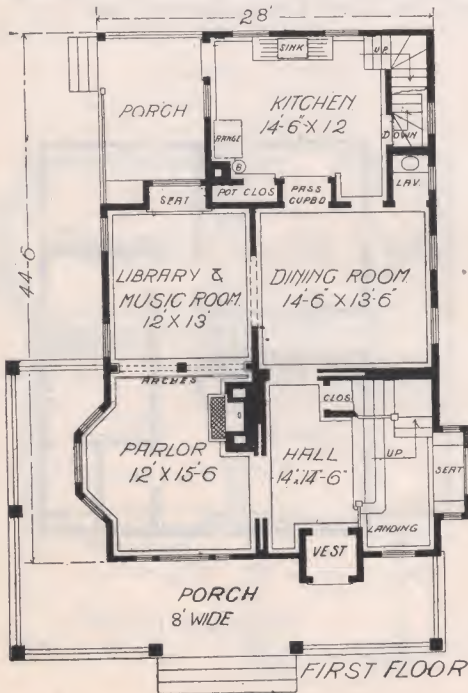
A large cased opening separates the library from the dining room. The hall has a handsomely detailed staircase, and here two seats are arranged off of the landing. At each side of the

seat is a shelf, to be used for plants.

The finish of the main rooms on the first floor is white oak, and the balance of the house is pine or cypress. Hardwood floors are included for the front hall, parlor, library and dining room.

A laundry is finished off in the basement. The house is heated by hot air heating and ventilating system. Room in attic for one chamber if desired.

Cost, \$2,875. Width, 28 ft.; depth, 44 ft. 6 in.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 668

In this design the first story and porch walls are sided with wide and narrow siding, laid first one course of narrow and then two courses of wide, etc. The second story exterior finish is of cement mortar, put on metal lath.

Entering the hall through the generous sized, well lighted vestibule, one will find on his right hand the sitting room, while on the left is the reception room and stairway leading to the second floor. Between the staircase and the reception room is a prettily detailed screen of turned spindles. The sitting room is separated from the hall by handsome columns set on paneled pedestals. In the corner next the dining room is a fireplace.

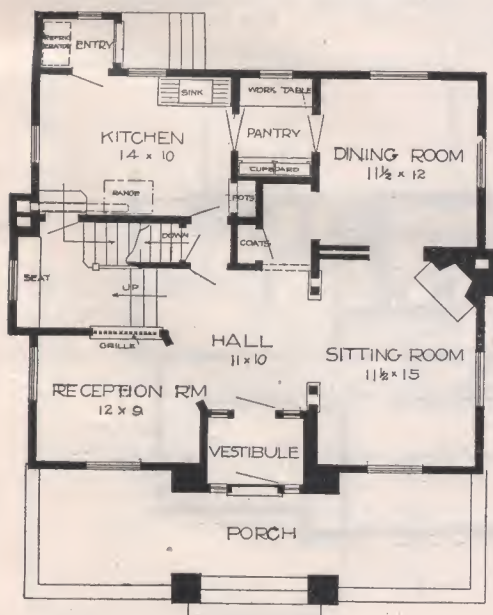
A sliding door separates the sitting room from the dining room.

A stair to the attic is provided and attic is floored but no rooms finished off.

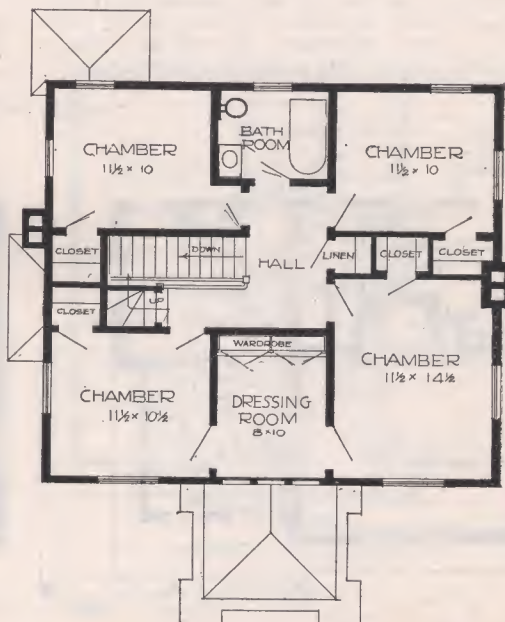
Finish of main rooms and hall of first story in white oak or birch with hardwood floors. Balance of finish in pine, painted.

Basement provides laundry, coal bins, vegetable room, ash pit and a hot air furnace; has cement floor and is well lighted. House is back plastered.

Cost, \$2,900. Width, 33 ft., 0 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN K 429

No. 429 is especially designed for a Southern residence, the superstructure being a veneer of cement bricks. The plans call for a full basement, but no heating apparatus, it being intended to heat the various rooms with the fireplaces provided and stoves in the front chambers. The omission of the chimney in the dining room with its fireplaces and also the fireplace in the other rear chamber would nearly pay for a hot air furnace.

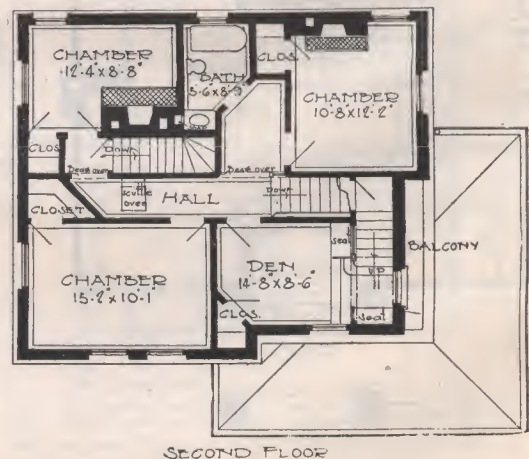
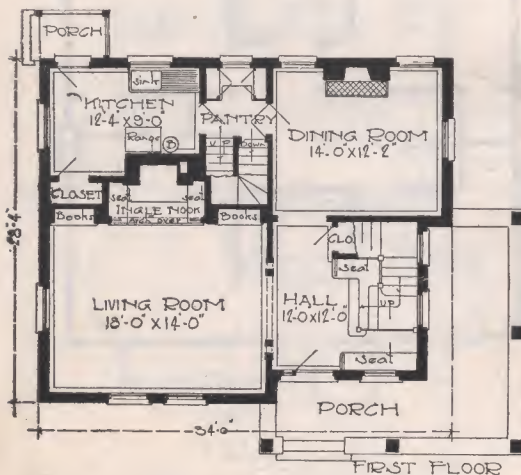
Opening from the hall and connected to it by a handsome grille opening is the large living room with its pretty inglenook. The dining room is pleasantly located and made very pleasant by its

open fire. From the pantry adjoining, both the back and the cellar stairways start, making both easily accessible from the main living rooms.

We have the plans drawn also for this house enlarged four feet each way, making the rooms much pleasanter. If the enlarged plan is desired, call for No. 429 "A." The enlarged plans provide a hot air heater, full basement and finish the same as No. 429. The finish is Southern pine or poplar with pine floors.

Cost, \$2,900. Width, 34 ft.; depth, 28 ft. 4 in.; height of basement, 7 ft.; first story, 11 ft.; second story, 10 ft.

DESIGN NO 429





DESIGN K 461

In the half timber design herewith illustrated, we have on the first floor a large hall connected by a double columned archway to the reception room, making really one large room. The parlor is connected to the hall by folding doors. This will be found a very pleasant room, amply lighted by four windows, and the fireplace will add much to the coziness of the room.

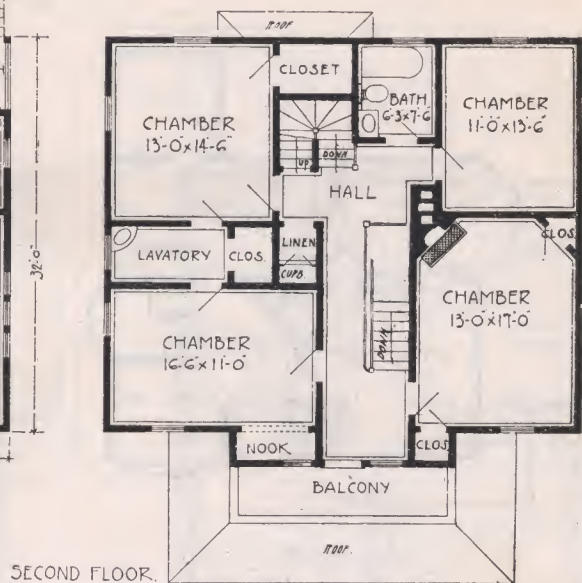
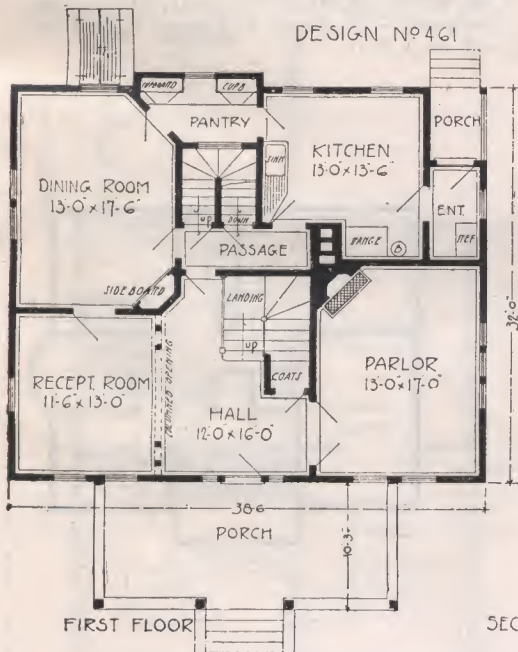
All the rooms on the first floor, except the kitchen part, are finished in oak, and hardwood floors are included for the entire first floor.

On the second floor are four nice chambers, bath, closet, etc. The chamber over the parlor

has a fireplace with red pressed brick facings and hearth. All rooms of the second floor are finished in pine or poplar, also the kitchen. Hardwood floors in second story front hall and bath.

There is a full basement with cement floor, outside cellar entrance, coal bin, ash pit and hot air heater. There is ample room in attic for one or two rooms, if same are desired. Foundation wall is of brick, but in localities where stone is cheaper an 18 inch stone wall may be substituted.

Cost, \$3,450. Width, 38 ft. 6 in.; depth, 32 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 622

In this design we have a very practical and well arranged modern home of eleven rooms, as there are two chambers finished off in the attic. The house will, therefore, accommodate quite a good sized family.

Columned archways separate the hall and sitting room, also the inglenook and the dining room from the sitting room. This gives a very unique and open appearance to these apartments.

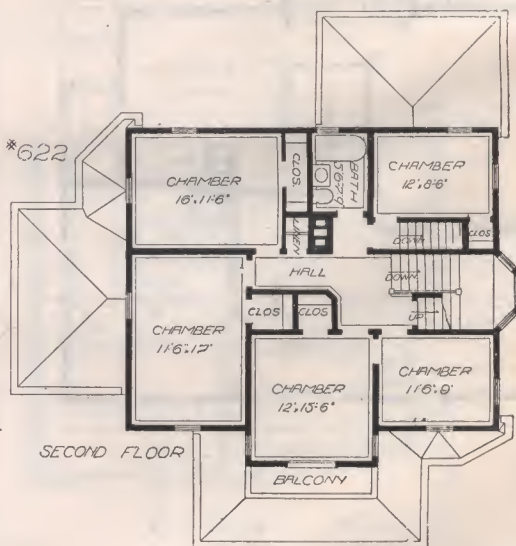
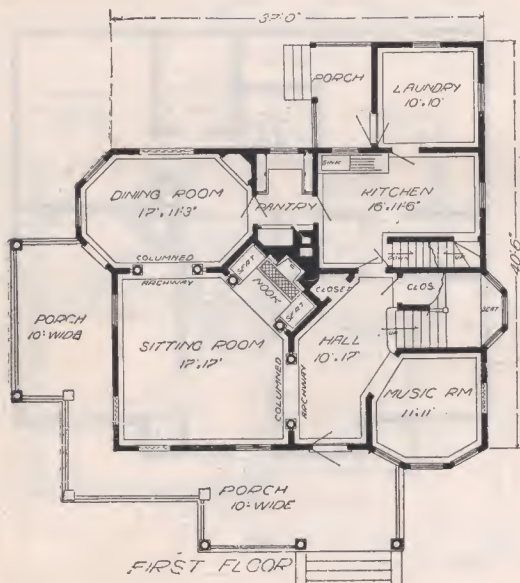
Seats are arranged in the inglenook, which have paneled backs up to the height of the mantel shelf.

The stair landing has been so designed that the room in the bay is used for flowers; if desired, a seat might be substituted in place of the flower shelf.

The house is heated by hot water combination heater. Laundry, coal bins, etc., are finished off in the basement.

The finish of the main first floor rooms is white oak, with hardwood floors throughout the entire first story, and second story hall above.

Cost, \$2,975. Width, 37 ft.; depth, 30 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 670

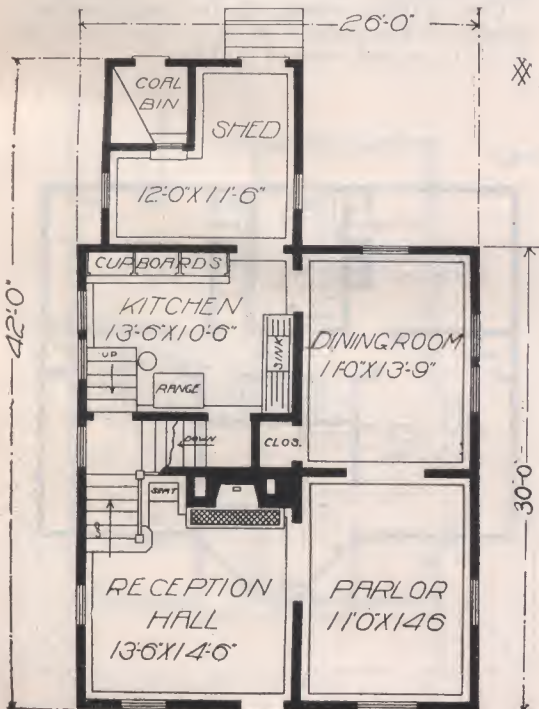
A neat little Colonial home, containing seven rooms, besides a large reception hall, shed and bath. The reception hall has a brick mantel and brick facings and hearth. The kitchen has a large cupboard, and in the shed is a coal bin for kitchen coal.

The basement has a hot air heating and ventilating system, a large cistern built up, coal bin,

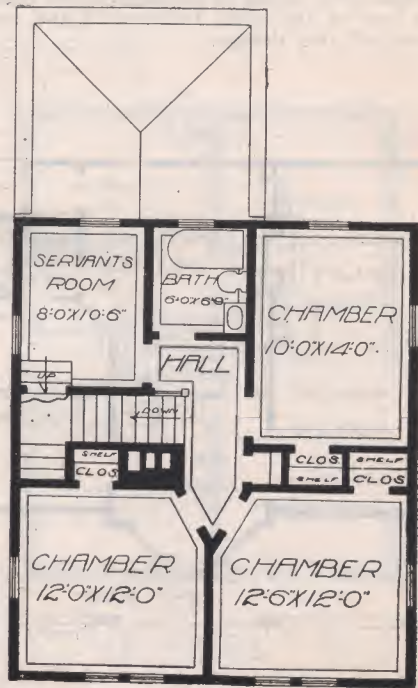
vegetable room, ash pit, cement floor and outside cellar entrance.

The main rooms of the first floor are finished in white oak and have hardwood floors. Balance of house is pine finish with pine floors. There is a good sized attic with sufficient space for one room if desired. Exterior finish is of siding.

Cost, \$1,950. Width, 26 ft.; depth, 42 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



670





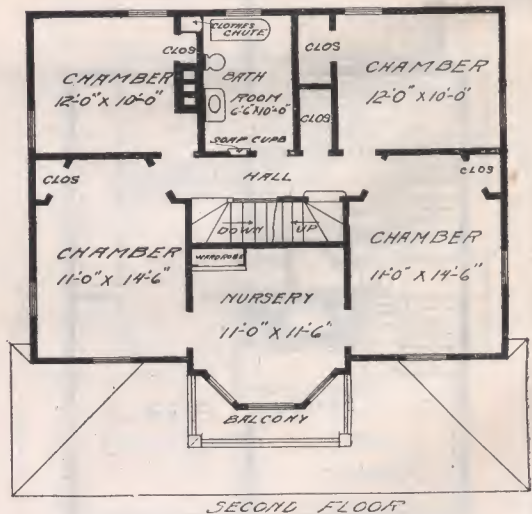
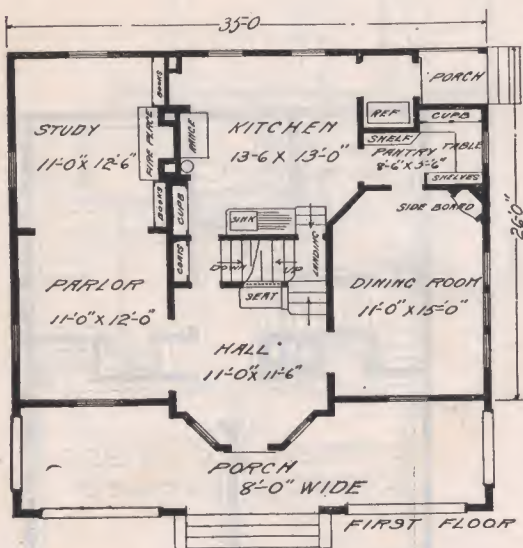
DESIGN K892

This design is one of the most popular ever published, having been built four or five hundred times in various sections of the United States, either just as shown or modified to suit individual requirements. For compactness of arrangement it cannot well be excelled. There is absolutely not an inch of waste space in it anywhere. Not only that, but the house opens up in a remarkably pleasant manner and the parlor and study room, connected by a wide archway, are practically all one room. The staircase going up across the end of reception hall makes this a very pretty apartment, indeed. This combination stairway, with cellar stair going down underneath main stair, is one of the chief features of the compactness of this design.

If pantry and rear entry are desired larger, it would be an easy matter to take the space now occupied by the little rear porch into same and build a small porch out at the rear. There is a full basement under the entire house and hot air heating apparatus is installed. Outside cellar entrance way could go down at rear, if desired. There is ample storage space in the attic and, if desired, a couple of small rooms could be finished off there.

The finish intended throughout the house is pine, poplar or cypress, painted or stained.

Cost, \$1,955. Width, 35 ft.; depth, 26 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 3 in.; second story, 8 ft. 3 in.





DESIGN K 649

The foundation walls of this house are of brick. Where stone is cheap or readily obtainable, the same can be substituted. The exterior finish up to the belt course, as shown, is of siding, with shingles above.

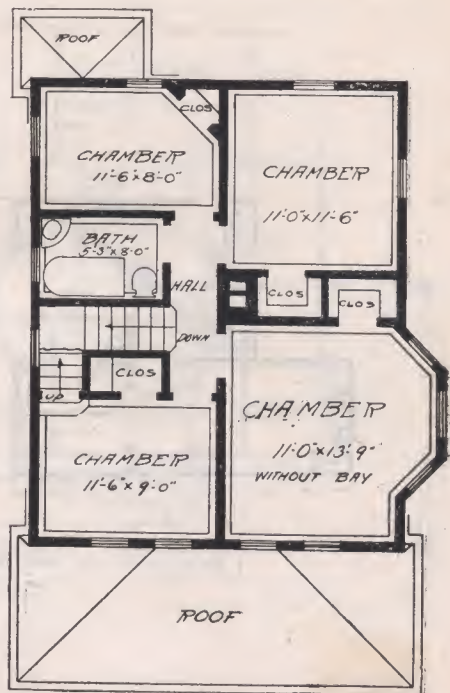
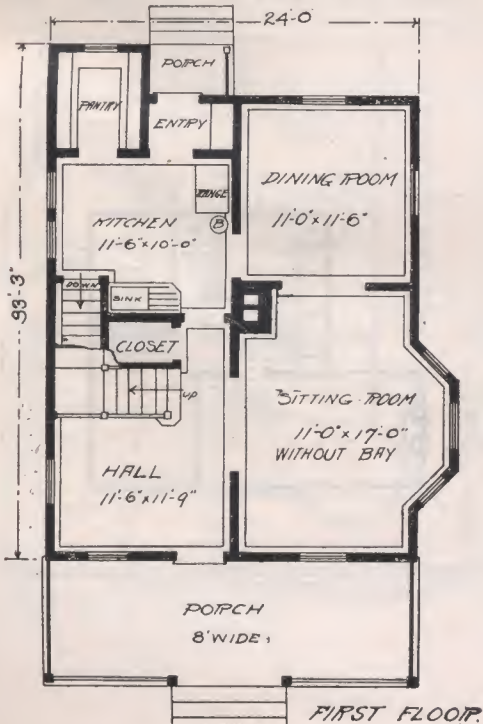
There is a basement under the entire house. A large pantry is provided and a special rear entry for the refrigerator. The house is heated by hot air heating and ventilating system and is provided with coal bins and fruit room in the basement, which has a cement floor.

Hardwood floors are included in the front hall,

sitting room and dining room. The finish of the house is either pine or cypress throughout. The plumbing is of modern exposed and guaranteed fixtures.

Were it so desired, a fireplace could be built in the sitting room at slight additional expense. There is a good sized coat closet under the main stairway and a vestibule could be easily arranged in the hall.

Width, 24 ft.; depth, 30 ft.; height of basement, 7 ft.; height of first floor, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$1,975.





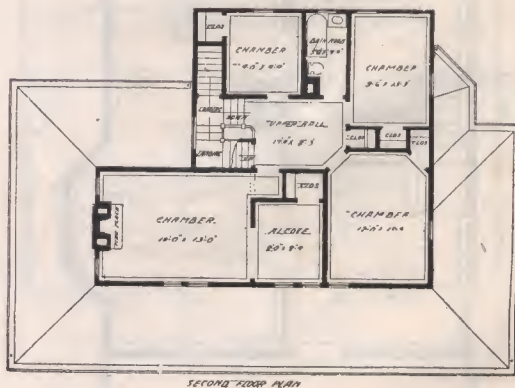
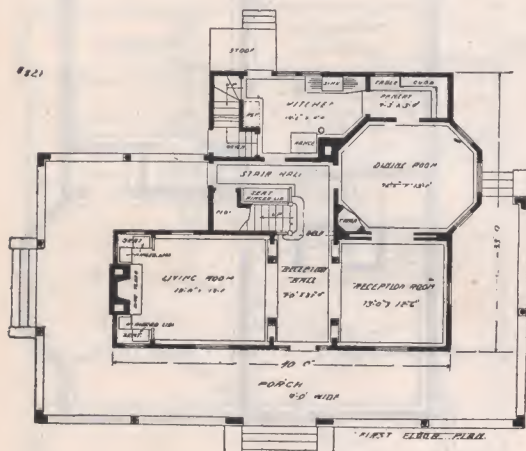
DESIGN K 821

This attractive design is for a combination city and country residence; in other words, an all the year round residence for a suburb or village that would make a delightful summer or country home. The feature of the exterior is the spacious veranda around three sides. The central hall separating reception room on the right from living room on the left, connects these two apartments by means of wide columned archways. The stair hall connects with the reception hall in front and offers means of access from the side or rear porch, and also connects main part of house with kitchen and dining room. In addition to the

four bedrooms, sewing alcove and bath room on second floor, there is space in the attic for a couple of good rooms, should it be desired to finish them off.

The basement extends under the entire house; there is a laundry finished off in same and a hot air heating apparatus installed. Finish for principal rooms of first floor intended is hardwood, either birch or oak, with plain hardwood floors; balance of house, pine or poplar, painted or stained.

Cost, \$2,300. Width, 40 ft.; depth, 33 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



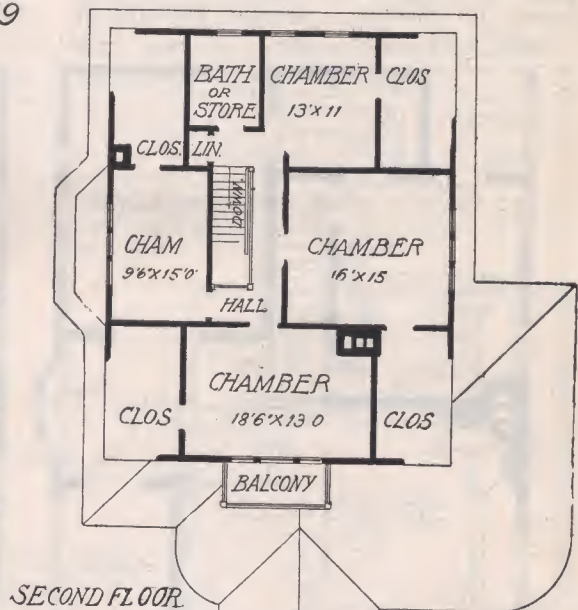
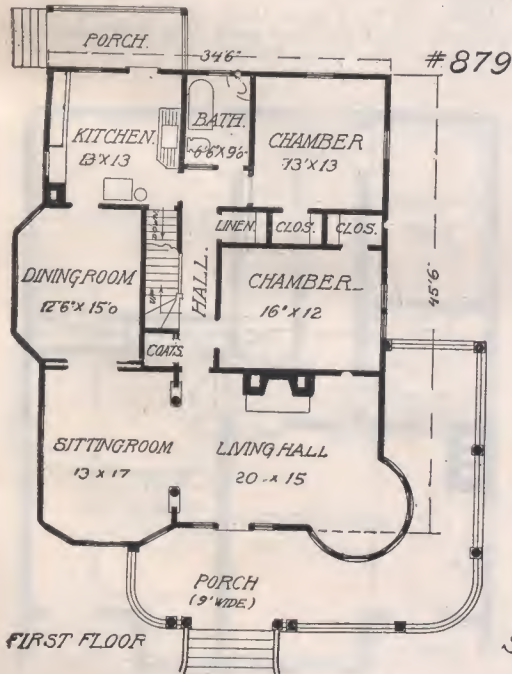


DESIGN K 879

In this cottage we have a typical southern or Californian home. The construction of the cottage is of frame with siding for the finish of the first story and shingles and plaster with composition ornaments in the gables. The treatment of the gables and cornices adds greatly to the effect of the house, but if necessary to cut expense, much of the detail might be omitted and still good effect obtained.

A basement is planned to be under the dining room, hall and chamber and contains a hot air heating plant and laundry. The three principal rooms have hardwood floors and finish, the balance of the finish being of soft wood painted or stained.

Cost, \$2,100. Width, 34 ft. 6 in.; depth, 45 ft. 6 in.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; lowest height of second story rooms, 5 ft. 6 in.





DESIGN K 268

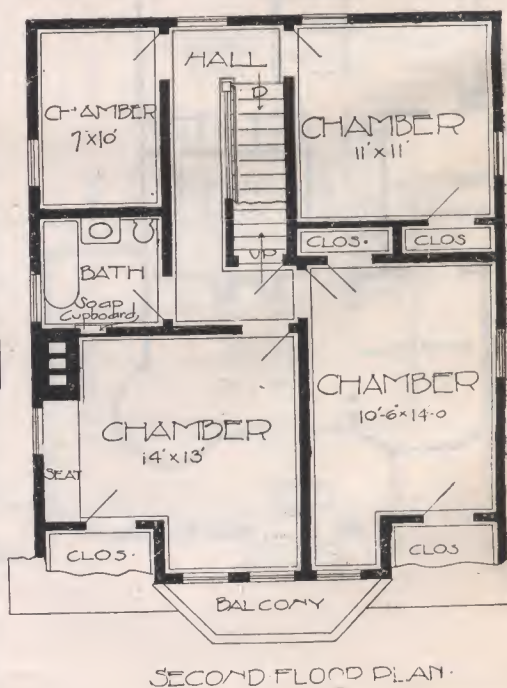
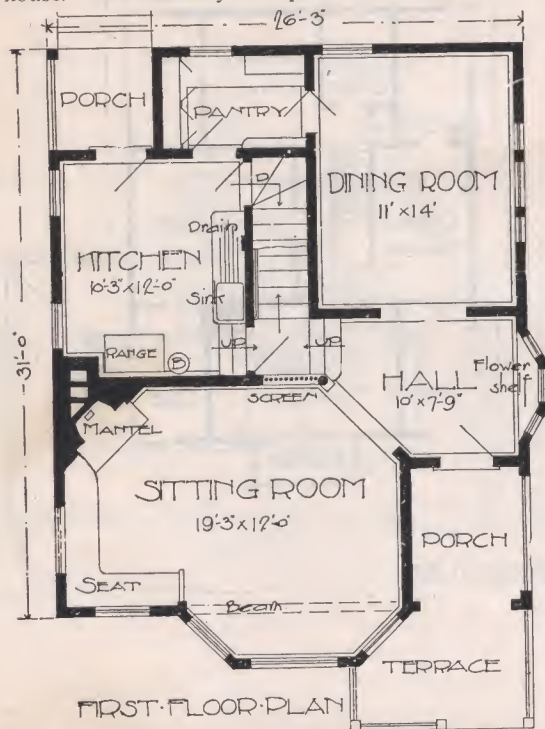
In our judgment one of the best designs. A charming little home, quiet and refined in the exterior expression of the design, economical of construction, remarkably compact in arrangement and very effective in its interior features. All of the rooms of the second story are full height.

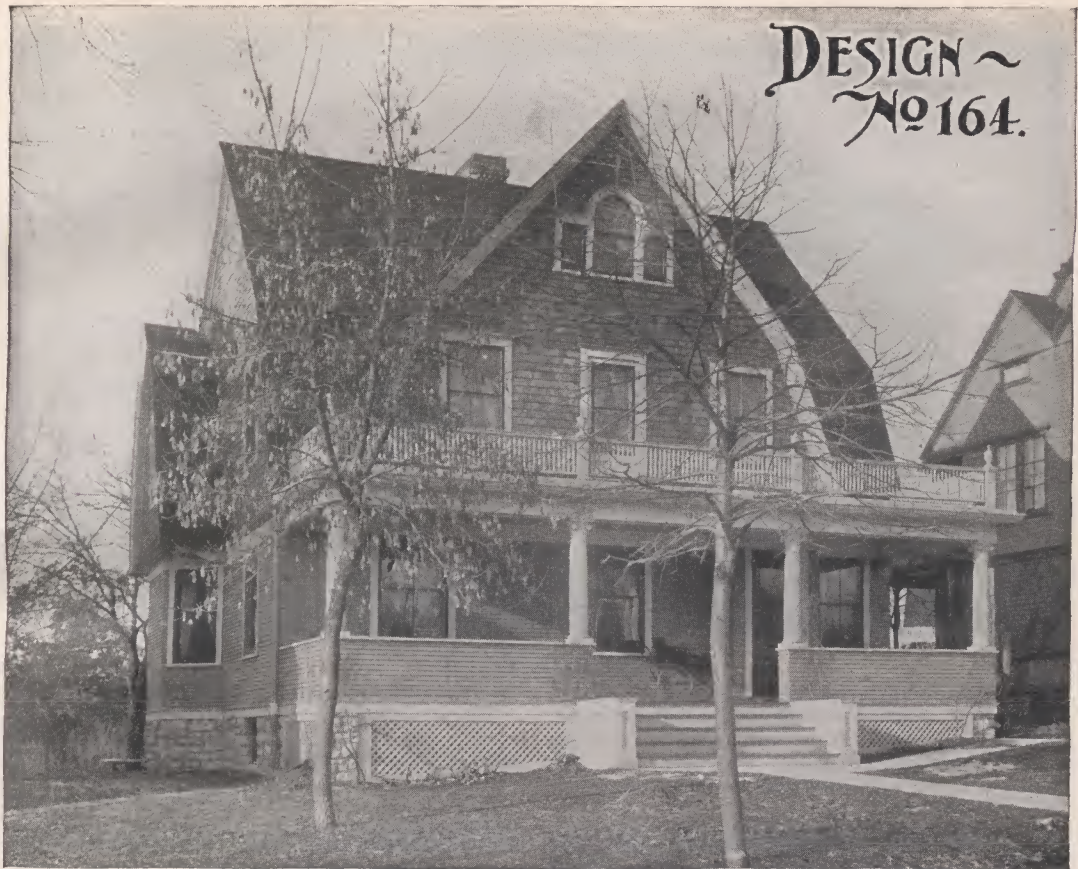
The main feature of the hall is a quaint and pretty oriel window with its broad flower shelf which will lend an air of refinement to the whole house. The stairway is separated from the sit-

ting room by a handsome little screen which gives the effect of an open stair and makes a pretty feature in the sitting room.

The combination staircase is exceedingly economical of space and affords direct passageway from the kitchen to the front door without going through any other room.

Width, 36 ft. 3 in.; depth, 31 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Cost, \$1,965.





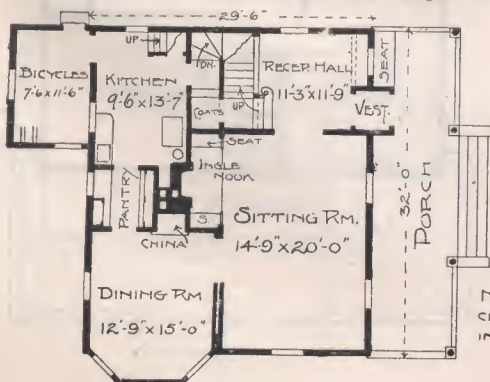
DESIGN ~
No 164.

DESIGN K 164

This design, as will be noted from the picture is illustrated from a photograph, the house having been built on one of the boulevards of Minneapolis. It is not a showy design, but has the restful, quiet effect obtained by the gambrel roof Colonial style, which wears so well. The main features are the unusually attractive reception hall, communication with which from the kitchen is obtained by a secret door in the coat closet. This passageway also leads directly to the basement. There is an unusually large sitting room with an attractive inglenook and a unique "den"

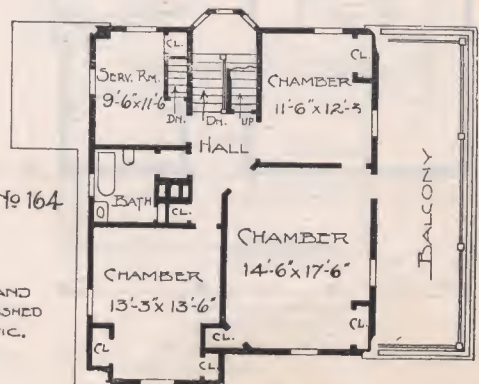
on the third floor where, in addition, is also finished off another bedroom. Hardwood floors are provided throughout the entire first, second and third floors and a very nice grade of hardware has been used. The plumbing is of the best description, the fittings being nickel plated and the bathroom walls and floor being of white tile with a delicate pink and blue for a border effect. Combination hot water and hot air heat, automatic gas lighters, etc., are contemplated.

Cost, \$3,800. Width, 32 ft.; depth, 29 ft. 6 in.; height of basement, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.



DESIGN No 164

NOTE: DEN AND CHAMBER FINISHED IN THE ATTIC.



**DESIGN K 1018**

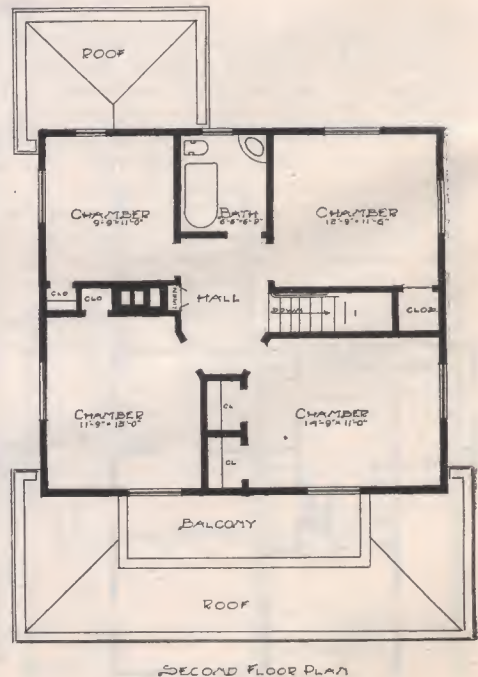
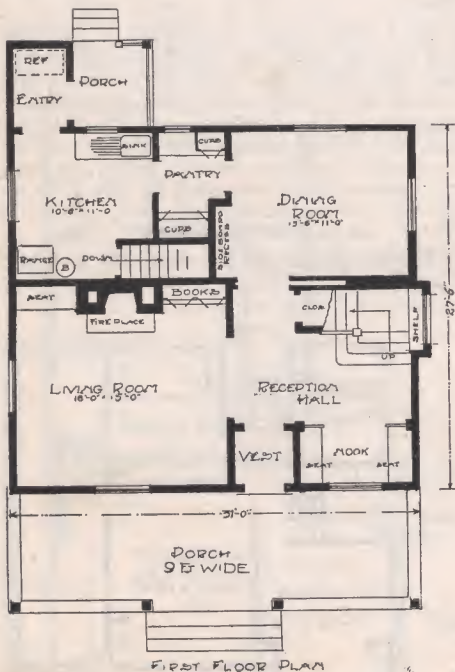
This exceedingly attractive design contains seven good sized rooms, besides a fine reception hall. A butler's pantry is provided for between dining room and kitchen. Provision has also been made for rear entry and ice box and a nice back porch.

Basement extends under the entire house, and is provided with hot water heating apparatus;

also fuel bins, vegetable bins, laundry trays, etc.

The finish of the principal rooms of first story is intended to be birch, with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,495. Width, 31 ft.; depth, 27 ft. 6 in.; height of first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; basement, 7 ft. 6 in.





DESIGN K 1167

A good sized house but simple and economical of construction. The splendid living room, dining room and library with reception hall, make a suite of rooms seldom found in a private house. The dining room has a very pretty beamed ceiling.

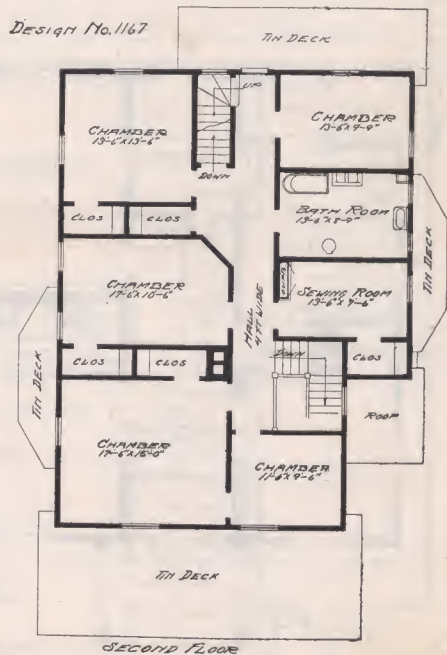
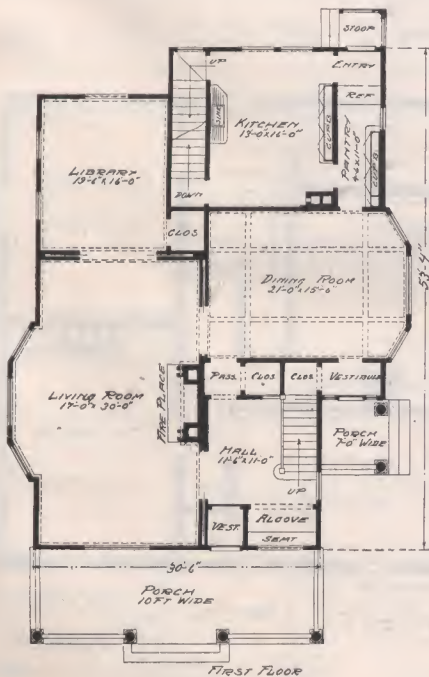
The exterior is intended to be of siding laid in one narrow course to two wide courses. The roof is intended to be shingled.

There is a basement under the entire house, with hot water heating apparatus, laundry, cold storage room, outside entrance, etc., provided.

There are no rooms intended to be finished off in the attic.

The finish of the main rooms of the first story is of quarter sawed oak. Hardwood floors are provided throughout the house, with the exception of vestibule, which is to have a tile floor. The balance of the finish to be pine, poplar or cypress, painted or stained, as desired.

Width, not including bay windows, 37 ft.; depth, 53 ft. 4 in.; height of basement, 8 ft.; first story, 10 ft. 5 in.; second story, 9 ft. 3 in. Cost, \$3,995.





DESIGN K 617

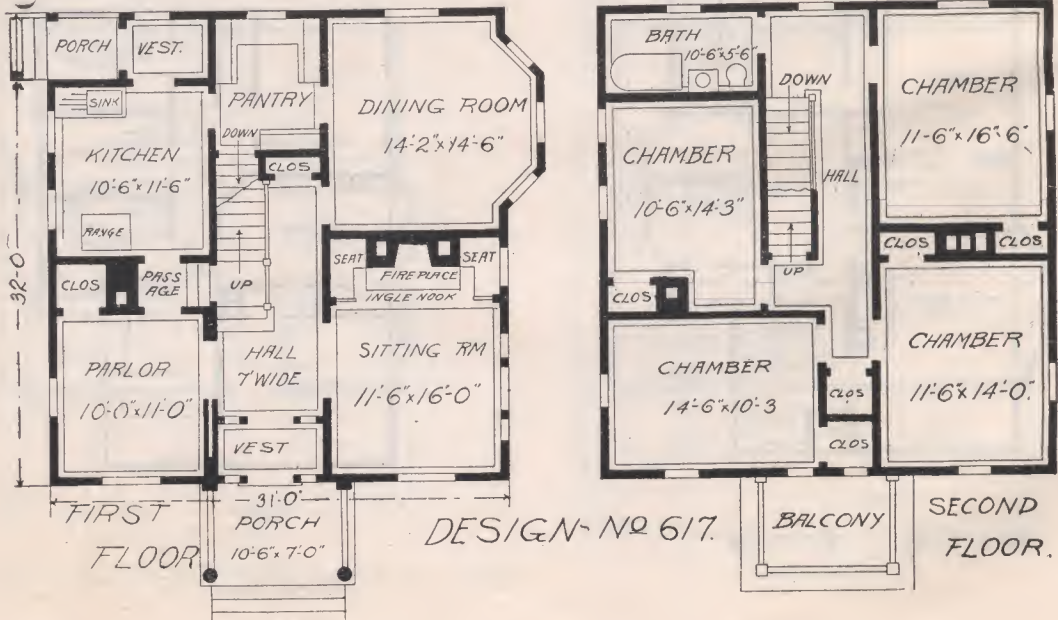
A practical little Colonial design is the subject of this number. The construction is of stone for basement wall, with a frame superstructure, finished on the outside with siding. The walls are both face and back plastered.

Off the center hall on the right is the sitting room, with its pretty detailed inglenook. This is paneled to a height of eight feet, and the back of the seats are made to slope, to better fit the back. The hall, too, has a paneled wainscot, 4½ feet high. The parlor is separated from the hall by a sliding door, so this room may be used as

a bedroom if desired. A large pantry, with all the modern pantry fixtures, is provided.

Basement contains a hot air heating and ventilating system; has a laundry finished off; also coal bin, outside cellar entrance, and a cement floor. Ample space in the attic for one room. Finish is of pine or cypress throughout. Hardwood floors for the first floor, except parlor and sitting room.

Width, 31 ft.; depth, 32 ft.; height of basement, 7 ft. 6 in.; height of first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,490.





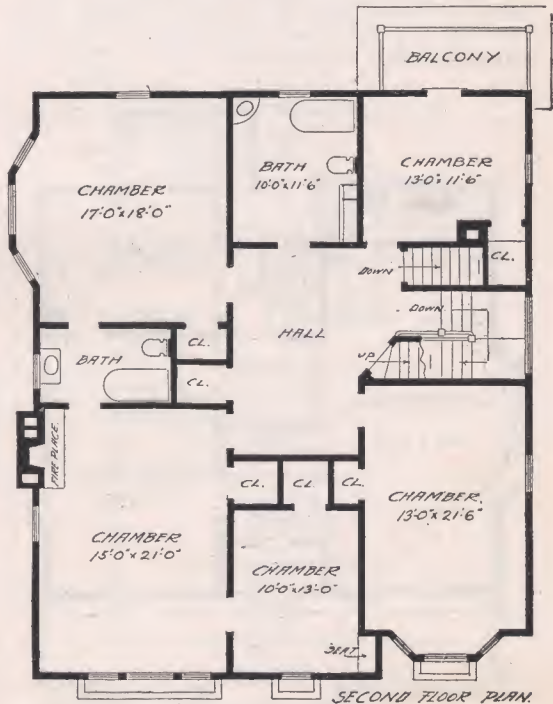
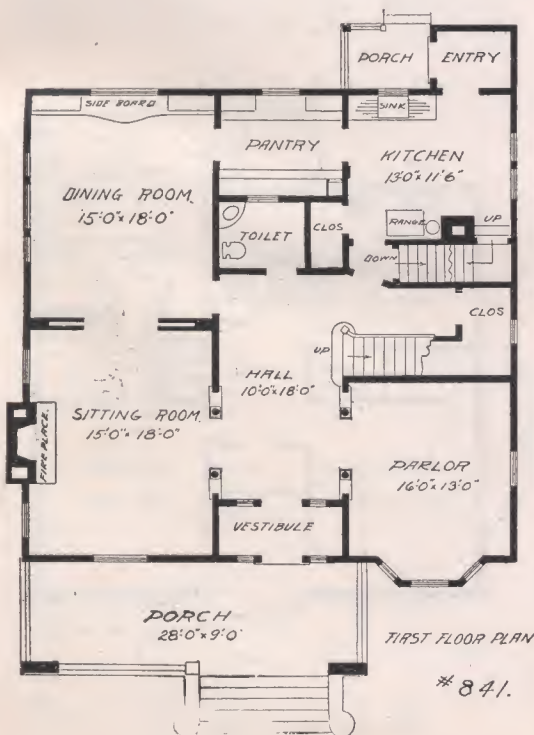
DESIGN K 841

A spacious roomy house providing a very pleasant interior arrangement and a neat exterior, the porch treatment and dormers on front of house breaking the plainness and giving individuality to the design.

The main rooms of the first floor are finished in oak or birch and hardwood floors throughout

the entire first and second stories. Painted woodwork in rear of first story and entire second story. Basement under entire house, with hot water heater and laundry. Two rooms finished off in attic.

Cost, \$4,100. Width, 40 ft.; depth, 38 ft.; height of basement, 7 ft. 6 in.; first story, 10 ft. 5 in.; second story, 9 ft. 3 in.





DESIGN K 1012

Design K 1012 shows one the always pleasing type of square house, with some unusual features in its exterior arrangement. The living room is one of the most generous dimensions, taking in with the inglenook, the full length of the house, and it is made to appear even more spacious by being screened from the main portion of the hall and not divided from it by a solid partition. The little rear porch is most convenient for access from the garden to either the basement, kitchen or main house.

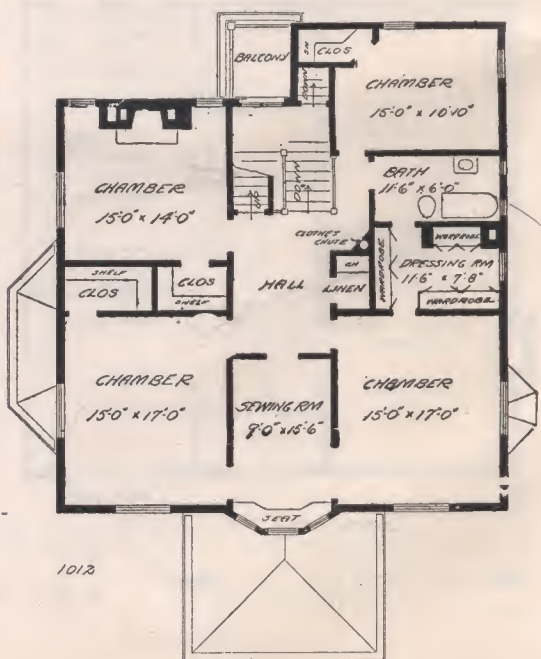
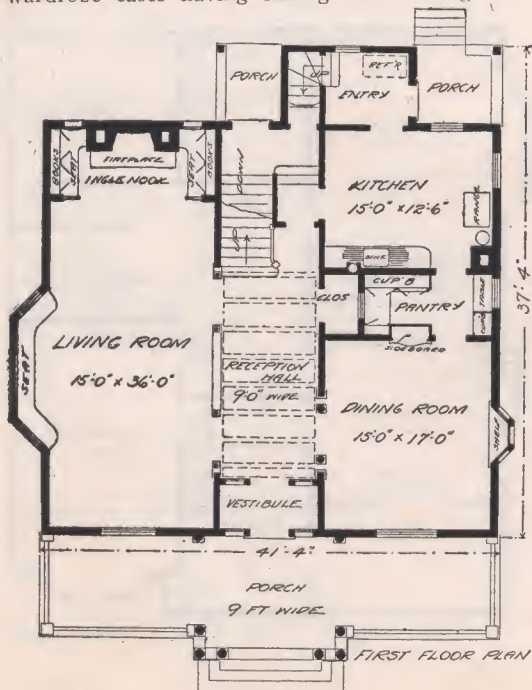
The second story shows most generous closet space, that connecting the owner's chamber with bath, being a fine sized room, lighted, and with wardrobe cases having sliding doors lining the

walls. The serving room, with its bay and built-in seat, would often be called, instead, my lady's boudoir or my lord's den.

The basement has complete laundry and is provided with a hot air heating plant. The attic space is finished and contains two good chambers and a complete bath, besides storage space.

The interior finish is of imitation mahogany in the living and dining room, white enamel with beamed ceiling in hall and hardwood floors throughout. Photo rails are provided in all the chambers. The exterior is of clapboards.

Cost, \$3,800. Width, 41 ft. 4 in.; depth, 37 ft. 4 in.; height of first story, 10 ft. 3 in.; second story, 9 ft. 3 in.





DESIGN K 1190

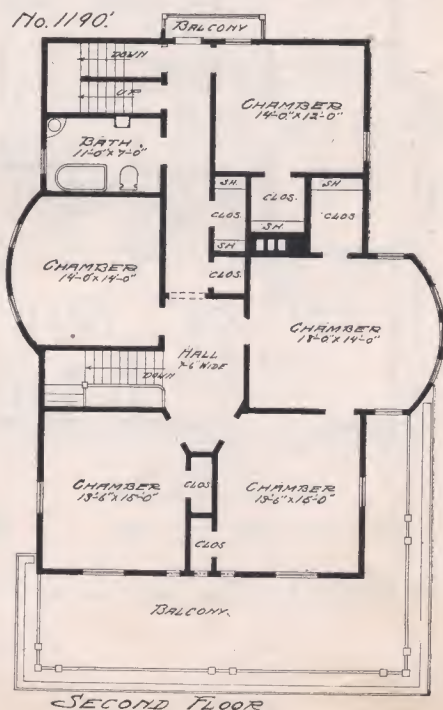
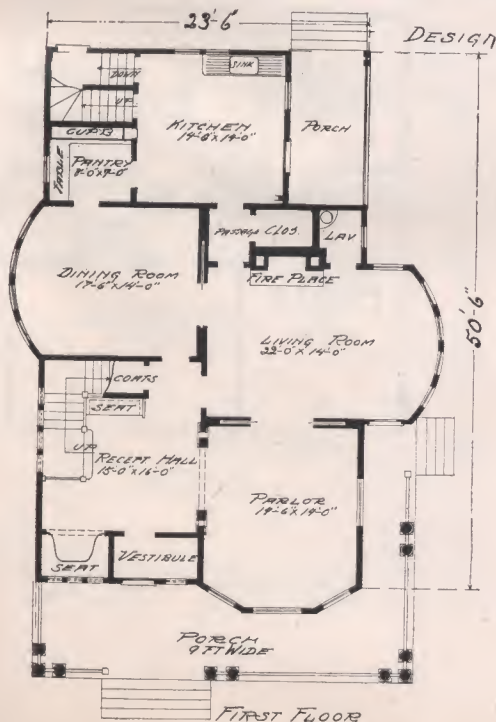
This is but one of many of this type of designs shown in a number of our publications and makes a most admirable and fine appearing home. The plan and general exterior can, of course, be varied, but the general scheme is about as good as can be devised for a modern home.

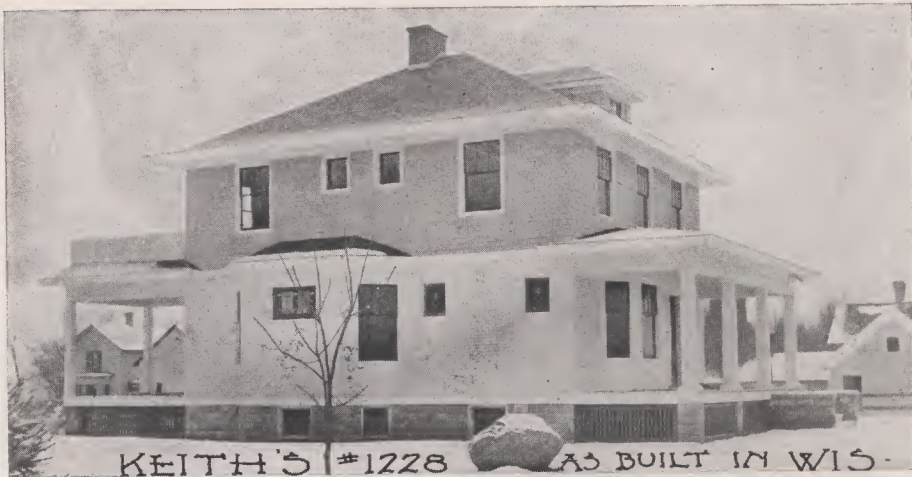
There is a full basement under the entire house, with outside entrance, laundry, hot water heater, etc.

The finish of the reception hall, parlor, living

room and dining room is quarter sawed oak. The balance of house to be pine, poplar or cypress painted or stained. Plain hardwood floors should be laid throughout the first and second stories. The attic is open space, but there is a good chance for rooms there if desired and still leave storage space.

Cost, under regular schedule of prices as a basis, \$3,995. Width, 31 ft., not including bays; depth, 50 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 1228

Another design for a very compact, well arranged house, very similar in general plan arrangement to the one constructed by Mr. W. J. Keith, for his own home a few years ago, though the latter was a higher priced design, K 164. Another variation of this plan is to be found in our K 1123.

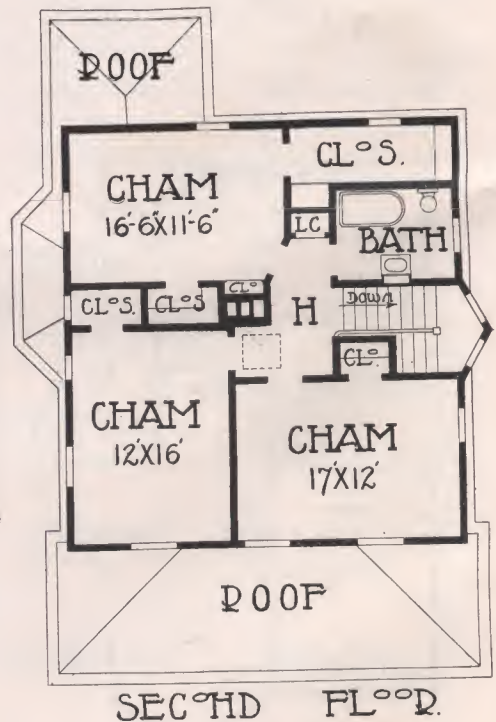
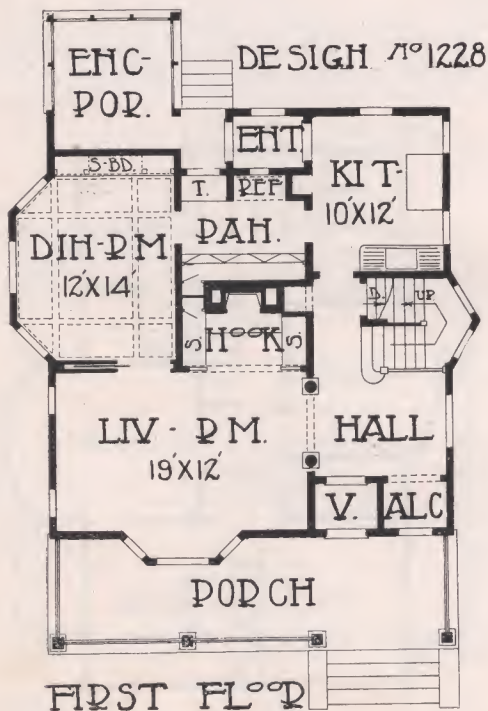
The columned archway and inglenook are the main features of the living room. The dining room has a beamed ceiling. The staircase has

panels and the sideboard in dining room is quite elaborate.

There is a full basement under the entire house, with hot air heating apparatus, laundry, toilet, etc. There is space in the attic for storage only and same is reached by a scuttle.

Hardwood floors and finish called for throughout the house.

Cost, \$2,700. Width, 30 ft. 6 in.; depth, 32 ft. 6 in.; height of basement, 8 ft.; first story, 9 ft. 6 in.; second story, 9 ft.





DESIGN K 445

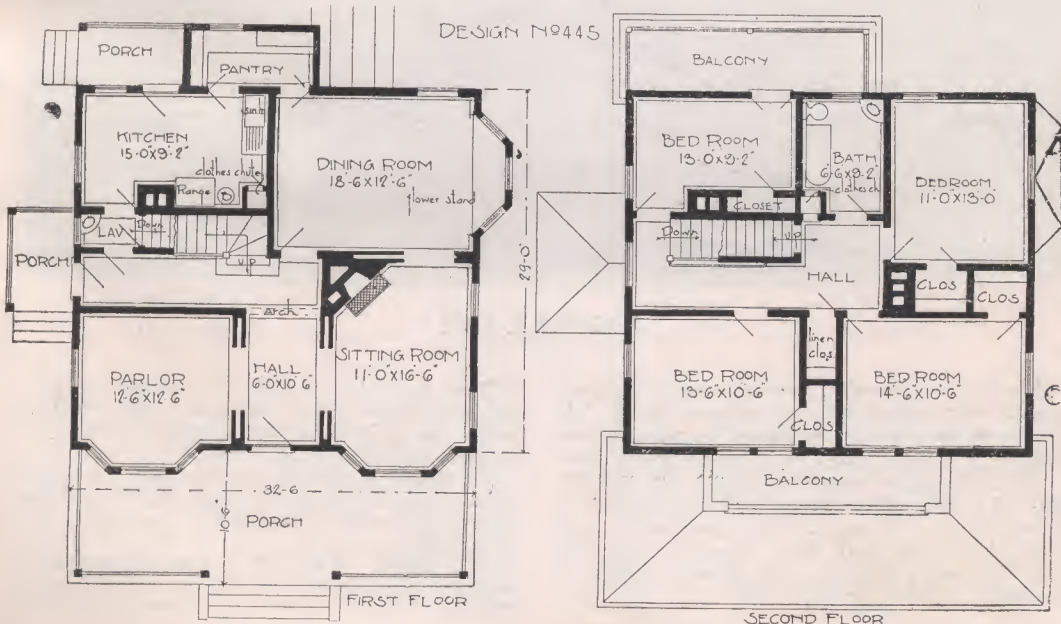
To those who require a side entrance, this design presents many pleasing features. The convenient lavatory is a very wise provision. There is only one stairway provided, but it is so secluded that it cannot be seen from the front of the house, and the necessity of a back stairway is done away with. The general arrangement is very good. By substituting casied openings for the sliding doors shown about \$80 might be saved.

Four pleasant chambers are provided on the

second floor. There is also a large bathroom and a clothes chute descending from it into the laundry in the basement.

It is intended to heat the house with hot air. An outside cellar entrance is provided. The finish of the house is pine or poplar, painted. Pine floors.

Cost, \$2,850. Width, 32 ft. 6 in.; depth, 34 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; lowest height in second story, 6 ft.





DESIGN K 1202

This is a most satisfactory plan and design, simple and economical of construction. Clapboards are intended for the outside finish, but shingles or cementine finished surface would be very satisfactory in this plan. The second floor balcony at the rear, would make a good sleeping porch, if the roof were extended over it. As it is, it makes a very desirable place for airing bedding, beating rugs, etc.

The plans call for a basement under the entire house with hot air furnace, laundry and grade cellar entrance door at rear. A good attic

is also provided and by slightly increasing the pitch of the rafters, one or two rooms could be secured there if desired.

The finish of the principal rooms of the house is of oak or birch with hardwood floors. The balance to be of pine, poplar or cypress, painted or stained.

Cost, \$2,900. Width, 28 ft., not including bay projections; depth, 52 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 3 in.; second story, 9 ft. 3 in.



DESIGN K 1203

A very nice appearing, though simply designed house, with siding for the exterior up to belt course, at second story window sills, where either shingles or siding could be used for the frieze.

The plan of the interior is simple and economical of construction, being strictly practical in every sense of the word. The front hall is separate from the rear hall connecting the bed chambers with kitchen. The general scheme is especially suitable for the farm.

There is no basement, but a concrete foundation is provided under the entire house. There is also a good attic for ventilation, which is reached only by a scuttle.

The finish of the main rooms of the house is to be of oak or birch with hardwood floors. The balance to be of pine, poplar or cypress, painted or stained.

Cost, \$2,995. Width, 38 ft. 6 in.; depth, 45 ft.; height of first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



DESIGN K 1227

This is an exceedingly attractive design, with siding on the exterior and slate roof. The floor plan arrangement has many commendable features. Unusual pantry space is provided, but if so much were not desired, the pantry could be put where kitchen entry and closet are now located, the dining room moved further back and the living room enlarged, this being a very simple change to make.

The second floor arrangement is all that could be desired and there are two servants' rooms finished off in the attic.

There is a full basement under the house, with hot water heating apparatus, laundry, vegetable bins, etc., provided.

The finish of the principal rooms of the first floor is to be of oak or birch, with hardwood floors, and the balance to be of pine, poplar or cypress, painted or stained.

Width, 39 ft.; depth, 50 ft. 9 in.; height of basement, 8 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in. Cost, \$3,900.



DESIGN K 33

The rooms of this plan will open up together to very good advantage indeed, and the vista from front to rear, through the parlor, sitting room and dining room, will be very attractive. Besides these three rooms and a very pleasant reception room there is, of course, the pantry and kitchen on the ground floor, while on the second floor are five bedrooms and a bath room.

One good feature of this plan is that all of the principal living rooms of both the first and second stories would be arranged along the pleasant

exposure of the house, and as at present planned, the building should be located upon a south or east front lot. The plan, of course, would simply need to be reversed to make it right for either of the other two exposures. Finish, first story, oak, birch and pine. Second story, pine or poplar.

Width, 23 ft. 6 in.; depth, 44 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,425.



DESIGN K 1218

This makes a fine home for a fairly good-sized family and has every convenience of arrangement for such. There is a full basement under all but front portion of the house and this could be included in basement, by simply carrying front walls down as deep as the rest. There is a good attic, reached by stair over back stairway, though

no rooms are intended to be finished off there. The finish of the principal rooms of the house is intended to be of oak or birch, with hardwood floors. The balance to be of pine, poplar or cypress, painted or stained.

Cost, \$2,700. Width, 30 ft.; depth, 44 ft.; height of basement, 8 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



DESIGN K 109

Think of it! A nine-room house, besides halls pantry and bathroom, with the first story finished in hardwood and full basement with cement floor furnace and complete ventilating system, open fire with mantel and built-in book cases, the best of plumbing fixtures, porcelain-lined bath tub, laundry, trays, etc., back plastering and all complete for \$1,995. Can you find a design that will give you more for the money than this? Pine finish, small cellar, etc., will reduce cost.

This house has been built many times throughout the country, giving universal satisfaction. Hardwood floors in hall, bath, kitchen, dining room, parlor and sitting room. Pretty fireplace and mantel with bookcases at each side in sitting room.

Cost, \$1,995. Width, 31 ft.; depth, 27 ft.; height of basement, 7 ft. 4 in.; first story, 9 ft. 3 in.; second story, 8 ft. 3 in.

KEITH'S No 1113 AS BUILT IN W.VA.



DESIGN K 1113

This design in floor plan is very similar to our K 73, that has been built so many hundred times, only it is larger in area, the rooms being of better size and on that account, some improvements of the plan are possible. Then, it is intended to be of brick and the illustration given is as the house appears built for one of our clients in West Virginia.

This plan is especially studied with reference to economical construction and use of floor space—not an inch of waste room. People may search through hundreds of designs and they will be apt to always come back to this.

Slate roof is called for on this plan. There is a full basement with laundry, vegetable room, hot air heating apparatus, etc., provided. No rooms in attic, though there is good space there.

The finish of the principal rooms of the first floor is oak or birch with hardwood floors. The balance to be pine, poplar or cypress, painted or stained.

Width, 43 ft.; depth, 34 ft.; height of basement, 7 ft. 6 in.; first story, 10 ft. 0 in.; second story, 9 ft. 0 in. Cost, \$3,500.



DESIGN K 1175

This is a half cottage design of simple treatment that is exceedingly attractive in execution and economical of construction. Clapboards are used for first story and shingles for the second.

The plan is compact, every inch of room being available for actual use. Combination stairway, ground floor lavatory, etc., are part of the desirable features.

There is a full basement under the entire

house, with hot water heater, fruit cellar, vegetable room, laundry, etc., provided.

There is good space in the attic for storage.

The finish of the principal first story rooms is of oak or birch, with hardwood floors. The balance to be of pine, poplar or cypress, painted or stained.

Width, 37 ft. 6 in.; depth, 32 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Cost, \$3,100.



DESIGN K 90

Design K 90 possesses many attractive features, and, for the amount invested, will give as good satisfaction as any plan that could be selected.

Again we have the dining room on the front of the house, as the demand for this arrangement is rapidly growing. Opposite the dining room is the parlor, separated from the hall by a wide opening containing the feature of columns and screen. Back of the parlor and also opening from the hall and provided with an open fire,

as well as the dining room and parlor, is the library. This room, of course, could be most advantageously used as a bedroom and an exceedingly economical outside cellar entrance can be effected in this plan by placing it directly underneath the stair landing, avoiding the necessity of a bulkhead. Finish, oak, birch and pine.

Cost, \$2,650. Width, 38 ft. 6 in.; depth, 28 ft. 9 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 9 in.; second story, 8 ft. 3 in.



DESIGN K 15

In this design we have a plan having a simple, though quite attractive exterior, and one that in all its features has proven very popular. The advantage of the arrangement of the rooms is at once evidenced by an examination of the plan. The hall being in the center of the side of the house, opens attractively into the reception room and sitting room upon the front, and gives access to the dining room at the rear, while the stairway ascends a few steps to the landing where it turns and finishes the run toward the side of the house.

The sitting room is of good size, and the hall, reception room and dining room are of ample size to meet the requirements for which they are intended.

The second floor is very complete with four large bedrooms, having ample closets, a good bathroom and linen cupboards. Finish, pine or poplar. Full basement and furnace heat intended.

Width, 31 ft.; depth, 30 ft. 10 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in. Estimated cost, \$2,470.



DESIGN K 1229

A very attractive cottage design for stone either natural or artificial exterior. The walls are intended to be of solid brick or tile faced with the stone. The porch underpinning and rail are also of stone, making a thoroughly substantial house in every way. The porch floor is of cement.

The plan is certainly difficult to better, containing every feature of convenience in arrangement and practical use of every inch of space.

There is a full basement with hot air heating

apparatus, laundry, outside cellar entrance way, etc. The attic is reached by a scuttle and is for ventilation purposes only.

The finish of the first story is of oak or birch, with hardwood floors throughout this floor and the second. The finish of the second floor is to be of pine, fir or cypress, painted or stained.

Cost, \$2,600. Width, 27 ft.; depth, 39 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 3 in.; second story, 8 ft. 3 in. Lowest height second story, 7 ft.



DESIGN K 1237

A model design for an economically constructed brick veneer house, gives a splendid appearance and does not waste a penny in any foolishness. The floor plan arrangement is exceedingly practical and convenient in every way, almost every desirable feature being provided for.

By taking a part of coat closet or passage space between reception hall and kitchen, a good sized pantry off kitchen could be secured, if desired.

There is a full basement under the entire house with concrete walls, hot water heater, laundry, toilet, etc., called for. Grade outside cellar entrance under main stairway landing bay is se-

cured and there is also a good attic with staircase to same going up over the main stair. A room could be finished off there if same were desired.

The finish of the main rooms of the first story is to be of oak or birch with hardwood floors. Tile floors are intended in the vestibule and bathroom, and the porch has a cement floor. Balance of finish to be of pine, poplar or cypress, painted or stained.

Cost, \$2,800. Width, 30 ft. 10 in.; depth, 33 ft. 10 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.



DESIGN K 1402

The design of the one hundred houses shown in this book is undoubtedly as attractive as any one in the collection. We are fortunate in being able to show the house from a splendid photograph. Pictures from real life are always so much more interesting, as they depict the exterior in its actual and absolutely true light. It is a home well adapted for the Southern states, having a large, spreading Colonial porch extending not only clear across the front, but around on two sides. Looking at the floor plan, one observes this same generous, free, open style carried out on the inside as well.

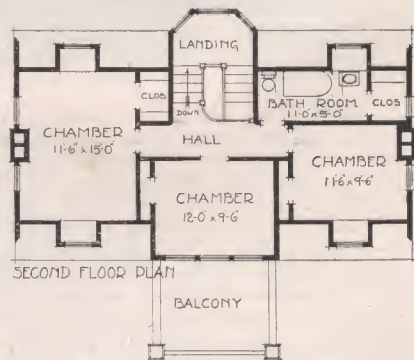
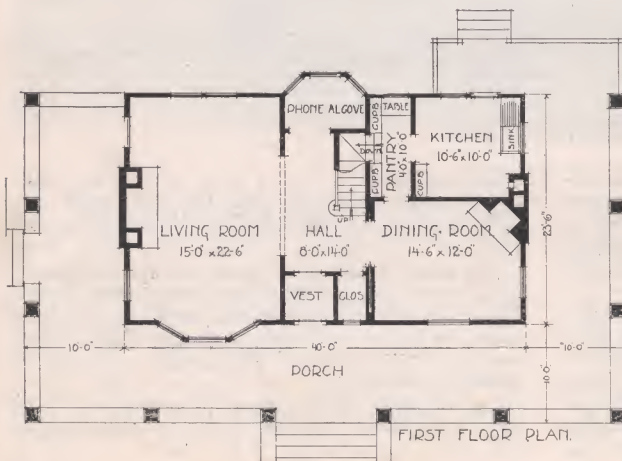
There are only three rooms on the ground floor, short partitions separating the beautiful living room extending across the end of the house from the central hall. The dining room can be closed off entirely from the rest of the house. Should it be desired to reach the front entrance

from kitchen without passing through dining room, a slight modification could be made in the arrangement and passage opened from kitchen into phone alcove.

This home is planned strictly as a country residence or summer home. Excavation for basement is made under only a portion of the house, where a good sized vegetable cellar and laundry is provided. Complete plumbing furnished.

For the exterior, narrow siding is used, not only for the walls, but as a casing from the porch rail to the ground. The interior is intended to be finished in yellow pine left in the natural grain, varnished and rubbed with pumice stone.

Width, exclusive of porch, 40 ft.; depth, exclusive of bays, 23 ft. 6 in.; porch is 10 ft. wide on all three sides, with 12 turned porch columns. The estimated cost, built as above described, \$3,025.00.





DESIGN K 789

In this design the stairway leads directly up from the hall and has a landing about two and one-half feet above the first floor level, from which a little stair leads down into the kitchen, thus giving us a combination stairway.

On the second floor we have three fine bed chambers, the front one being particularly spacious and having a most charming alcove in the front bay window, the seat which runs clear around in this alcove having the lids hinged, so as to make a fine storage space for laying away of skirts and other clothing.

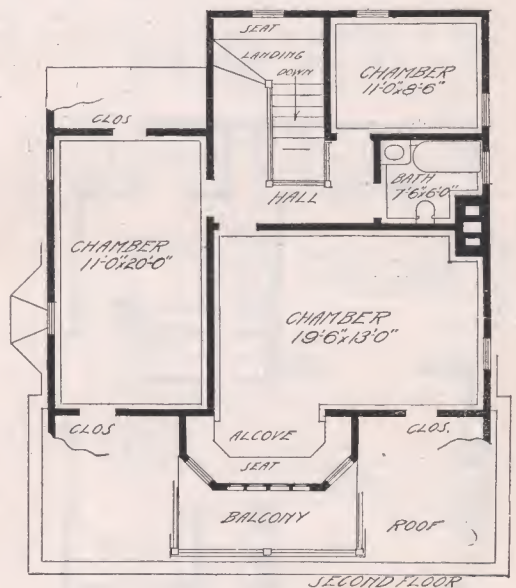
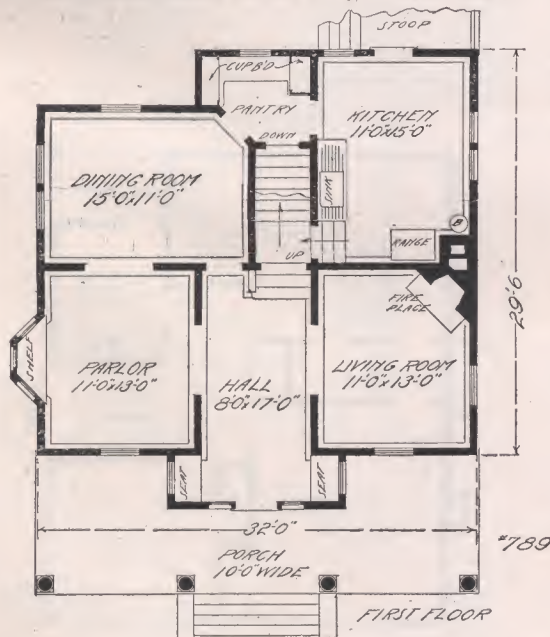
There is a basement extending under the entire house, with cemented floor, and hot air heating and ventilating system is provided. There is also a very complete laundry fitted up with set wash trays, and an outside cellar entrance at the rear is provided.

The rooms of the second story are full height,

the space under the rafters being occupied by closets. The finish of the first floor is intended to be of white oak, in the principal rooms, with hardwood floors, throughout the entire first story. Pine, poplar or some other cheaper wood, painted, for the finish of the balance of the house.

The exterior is to be of clapboards or siding for the first story, with shingles above the belt course. A very pretty color combination for this cottage would be straw yellow for the body of the first story, with white trim, and a soft woody brown stain for the shingles of the second story, using the same white trim there as for the first story, and the roof either a moss green or a dull faded out red. Black or a very dark bottle green for the sash.

Cost, \$1,925. Width, 32 ft.; depth, 29 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 1104

A clean, attractive design where the exterior is intended to be of clapboards, laid $2\frac{1}{2}$ inches to the weather, or in this design, alternate courses or two courses $4\frac{1}{2}$ inches to the weather followed by one $2\frac{1}{2}$ inches to the weather, would be effective.

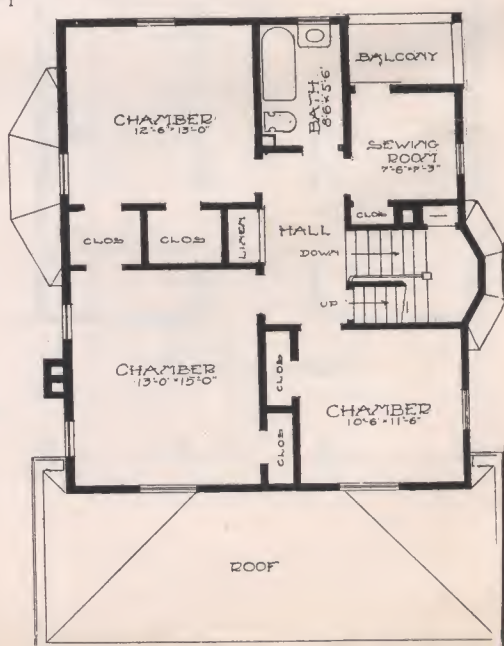
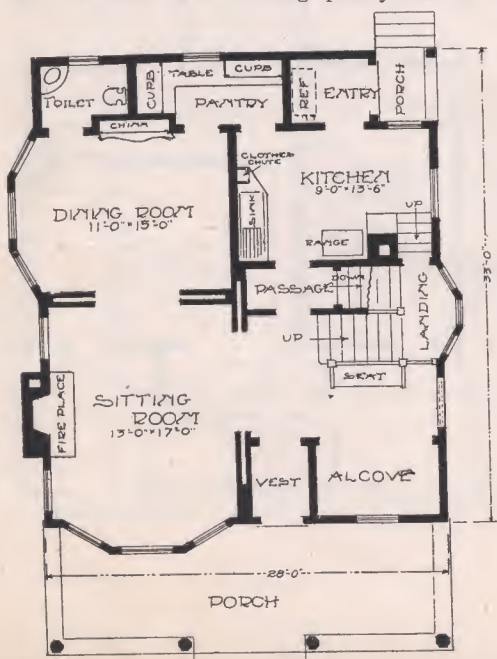
The plan is certainly ideal and every inch of space available. Direct passageway from kitchen to front door without passing thru any other room is secured and while the dining room could easily be enlarged by omitting the toilet off the rear of same and building pantry out to the

rear a little more, it is a very attractive room as at present designed.

There is a full basement with hot water heater, laundry, etc., also a good attic, reached by a staircase up over main stairway and a good room could be finished off there if desired.

The finish of the main rooms of the house is intended to be of oak or birch with hardwood floors. The balance to be of pine, fir or cypress, painted or stained.

Cost \$2,895.00. Width 28 ft. Depth 33 ft. Height of basement 7 ft., first story 9 ft. 5 in., second story 8 ft. 3 in.





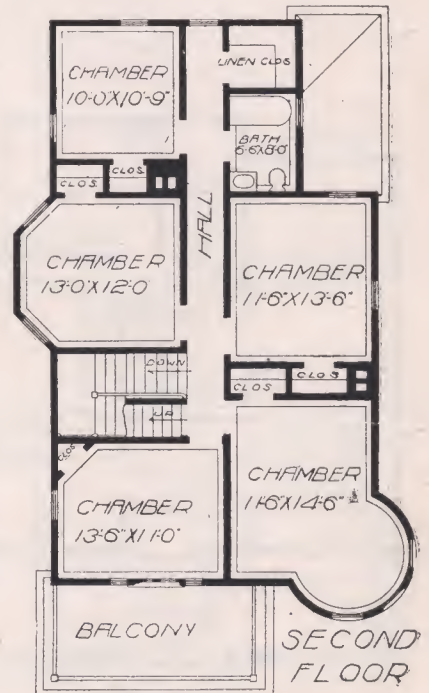
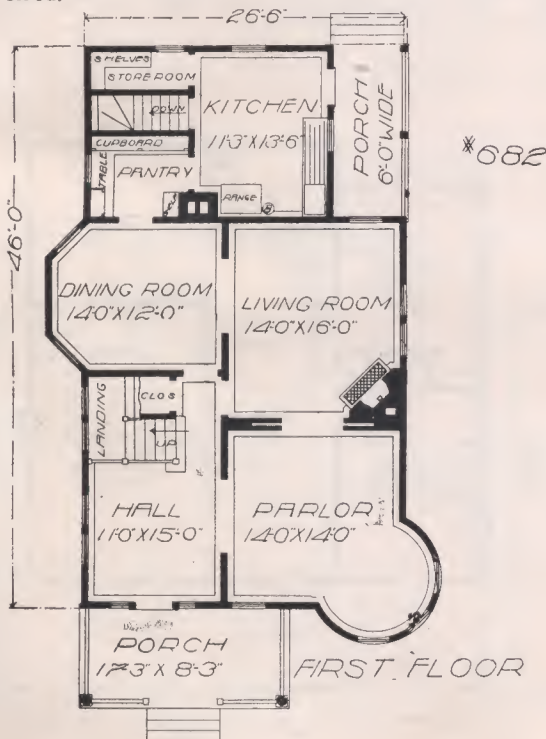
DESIGN K682

A plain and simply finished house, but one which possesses not only a good exterior appearance, but an admirable floor plan. Full basement is provided, with laundry and cistern. No heating apparatus, though same can readily be installed. Space in attic for rooms, if desired.

The mantel in living room has brick facings with bevel plate mirror over it. Pantry is complete with shelving, flour bin, cupboards, etc.

Siding or clapboards are intended for the first and second story.

Cost, \$2,475; width, 26 ft. 6 in.; depth, 46 ft.; height of basement, 7 ft.; first story, 9 ft. 3 in.; second story, 8 ft. 5 in.





DESIGN K 1137

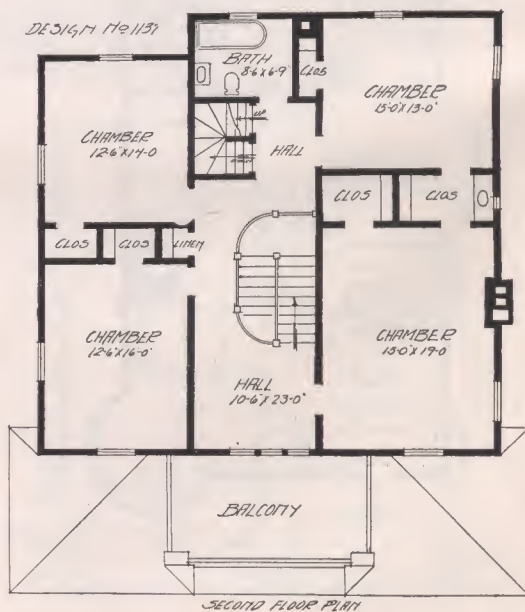
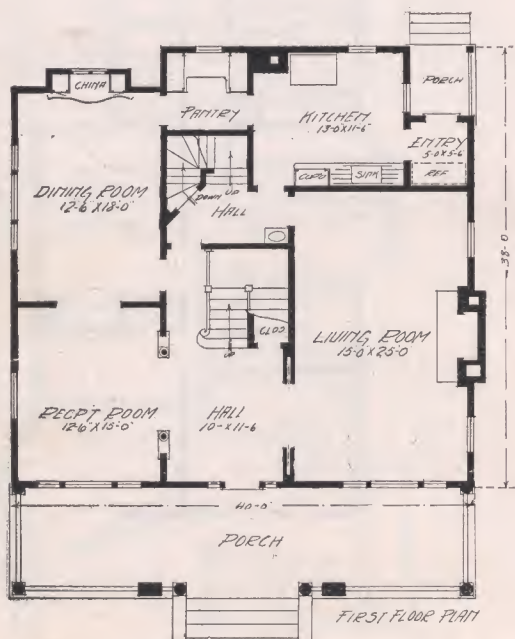
Another unusually attractive design with a Jack rafter cornice, narrow siding for second story and wide siding for the first story. Shingles can be used with good effect, however, if desired.

The dining room has a handsome built-in sideboard. There is a basement under the entire house, with hot water heating apparatus and outside cellar entrance, etc., provided.

There is a billiard room in the attic or third story, also one servant's room.

The finish of the principal rooms of the first story is intended to be oak or birch, with hardwood floors. The balance to be pine, poplar or cypress, painted or stained.

Width, 40 ft.; depth, 38 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 9 ft. Cost, \$3,800.00.





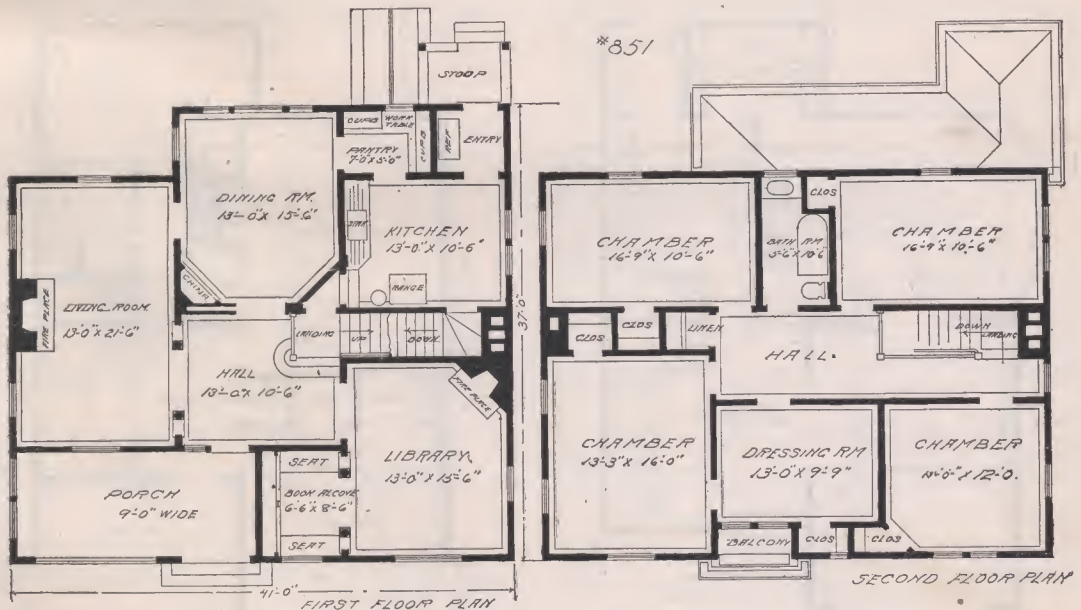
DESIGN K 851

Broad, low, simple lines give charm and character to this rather spacious home. The porch treatment on the front is pleasing, giving a scheduled and homelike effect. The balcony above the porch entrance breaks the otherwise rather plain lines. The rooms are of very good size and open together nicely. The little passage from kitchen to front hall is a most wise provision. Hardwood finish and floors on entire first floor except kitchen and pantry. The interior detail is very rich, the little book alcove off library being particularly pleasing with its broad seats with paneled backs. There are leaded glass doors to the bookcases

and drawers provided beneath them for the storage of miscellaneous articles. The fireplaces of both library and living room are of red pressed brick.

The second story rooms are all large and well provided with closets and conveniently arranged. By increasing pitch of roof and providing dormers, rooms could be obtained in attic. Full basement with cemented floor, hot air furnace, laundry completely equipped, fuel bins, etc.

Cost, \$3,400; width, 41 ft.; depth, 37 ft.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





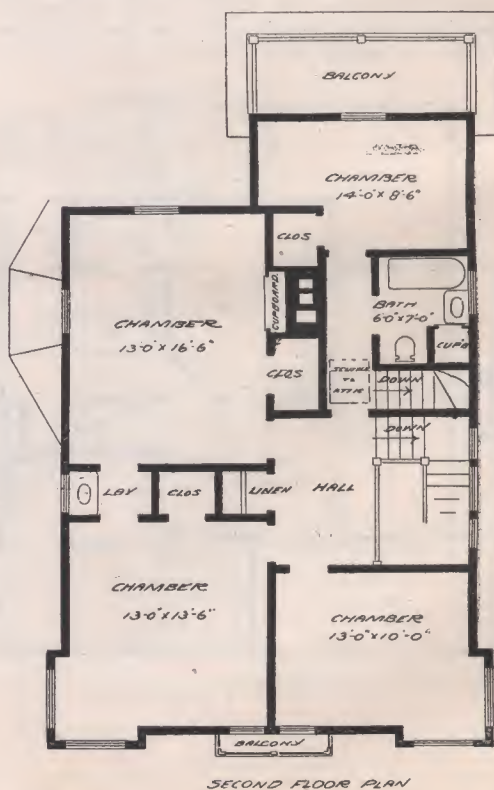
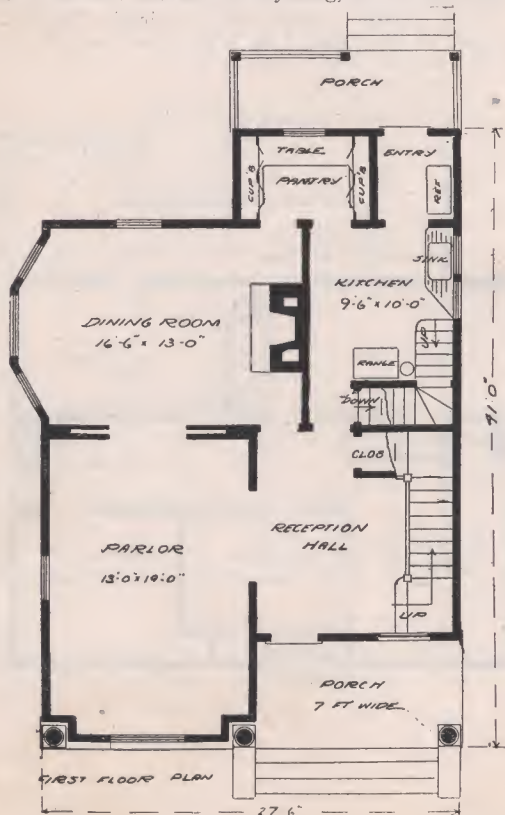
DESIGN K 971

A most attractive and certainly, a model design, of cementine construction. There is a full basement, hot air heating apparatus and outside cellar entrance.

The finish of first floor, hall, parlor and dining room, is of oak or birch; balance of house, pine, poplar or cypress, painted or stained. There is no attic to amount to anything, scuttle to reach

same being at head of back stairs. The roof would have to be raised considerably to make the attic available, which would mar the effect of the design.

Cost, \$2,650; width, 27 ft. 6 in.; depth, 35 ft. not counting 6 ft. rear entry extension; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





DESIGN K 891

In this design we have a simple and unpretentious colonial house of ten rooms. Especially attractive is the house when treated in colonial colors.

The reception hall entered thru wide double doors is a spacious apartment and the vista secured (upon entering thru the columned archways on either side) make a pleasing interior.

The combination stair works in nicely, and serves every purpose, as the servant's room is located off kitchen.

The living room is a magnificent apartment

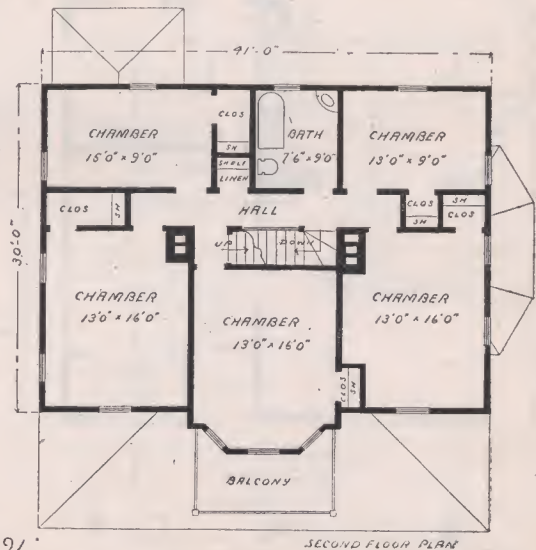
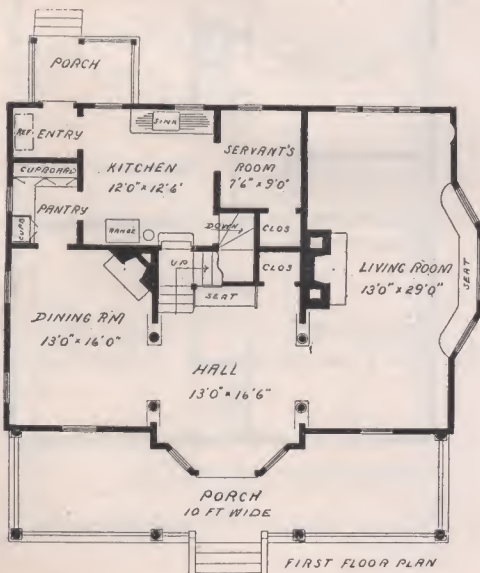
extending the entire depth of the house from front to rear, and the wide window seat opposite the fireplace makes this room all that could be desired.

The finish of the main rooms on the first floor is in hardwood with hardwood floors.

Full basement, hot air heat, laundry and fuel bins.

A place in attic for one fine room and ample storage space.

Width, 41 ft.; depth, 30 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$2,499.





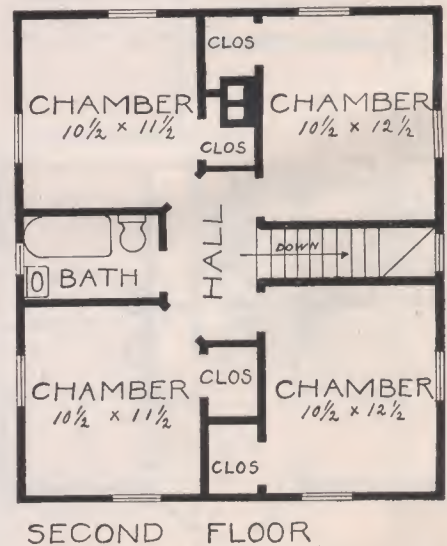
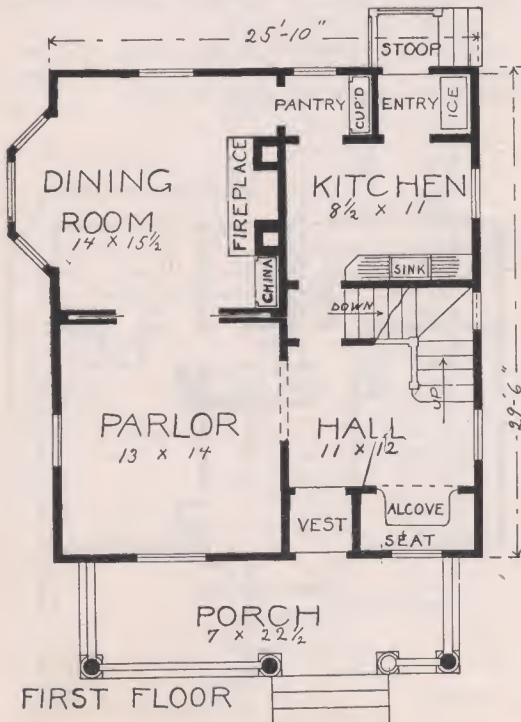
DESIGN K 1304

Here is another very pleasing and homelike design in the square house of moderate cost and a design which is readily adapted to a narrow 30 ft. lot. It covers about 750 square feet. A good many people like to build the cottage style, especially where the home is to be of moderate proportions, but if you want four chambers and to keep the cost between two and three thousand dollars, then you must build the rectangular style of house.

We give a photo view of K 1304 as actually built. Narrow siding is used for first story

with shingles above. There are no frills to this house, but it is well proportioned and pleasing in appearance. The vestibule is all on the inside, as it should be. The floor plan is a most practical one, and in case the fireplace is not wanted in the dining room on account of reducing the expense, this space is well suited for a sideboard or buffet.

Width, 25 ft. 10 in.; depth, 29 ft. 6 in.; height of first story, 9 ft.; second story, 8 ft. 3 in. Storage room in attic. Full basement, 7 ft. in clear. Estimated cost, \$1,850.



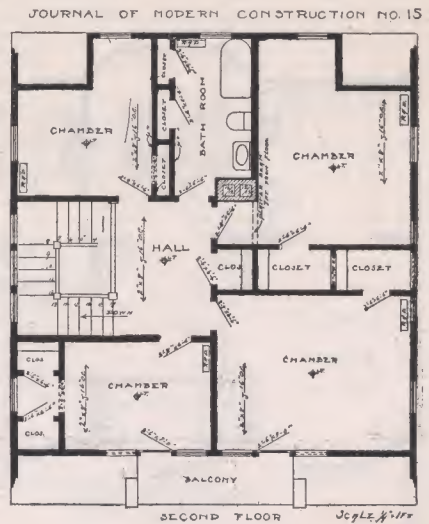
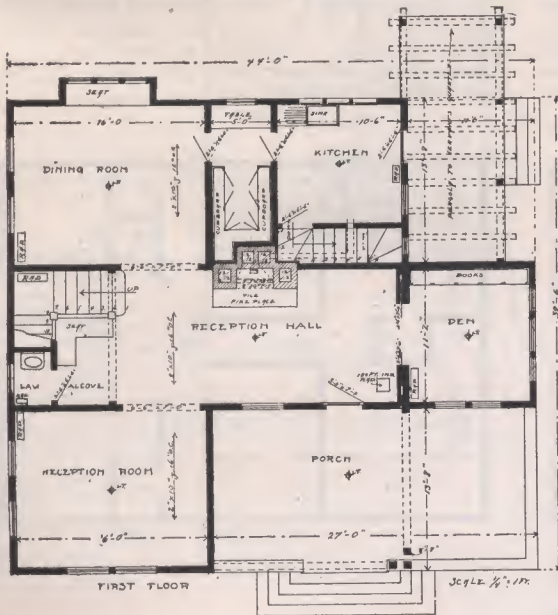


DESIGN K1325

A few years ago there came before the world of art a strange style called L'Art Nouveau—"Beauty run mad." It was the last effort to produce a style that was beautiful, fantastic, original,—different from the rest. Its popularity was of short duration for a reaction came and from the most complex we have gone to the simplest form of architecture. Some call it the mission style, but it is more properly the "craftsman" style.

This design is a house built after craftsman ideals. It is perfectly simple both in its

materials and design. Those are not shingles on the exterior—they are old backwoods cedar hand-split shakes, laid almost a foot to the weather. They are not stained either, but left to weather and turn their own natural soft gray. The plan covers considerable ground but has every convenience. On the first floor are such accessories as coat closets, lavatory and a library den. There is also a study on the second floor besides a large hall and four chambers. Cost \$2,700 without heating or plumbing.

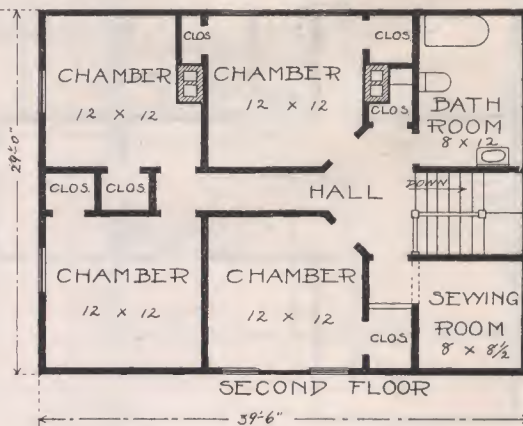
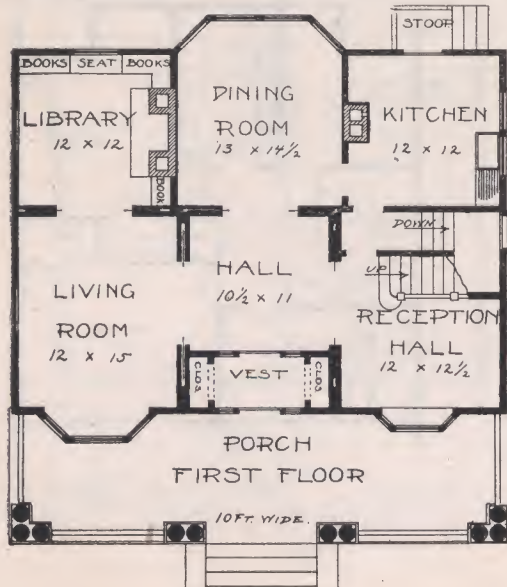




DESIGN K1349

A better arranged house for a good sized family would be hard to find. To commence with, the porch is especially large, being 10 ft. wide by 39 ft. long, the full width of the house. The vestibule is of good size and has a coat closet at each side. To be practical, a vestibule should always be large enough to accommodate at least two people at one time, and still allow for the swing of the door. The entrance hall opens into the stair hall, living room, and dining-room, through wide openings which can be closed when desired by slid-

ing doors. Off the living room is the library, which can also be secluded by a sliding door. The library is very cozy. It has a fireplace, book-cases and a window seat. On the second floor are four bedrooms, a bath room, sewing-room and many closets. The sewing-room would make a small bedroom if desired. The plans show a wood rail and balustrade. Size of house 29 ft. by 39 ft. Height of first floor, 9 ft. 5 in. Height of second floor, 8 ft. 3 in. Estimated cost, with pine finish, \$2,750, not including heating and plumbing.





DESIGN K 1129

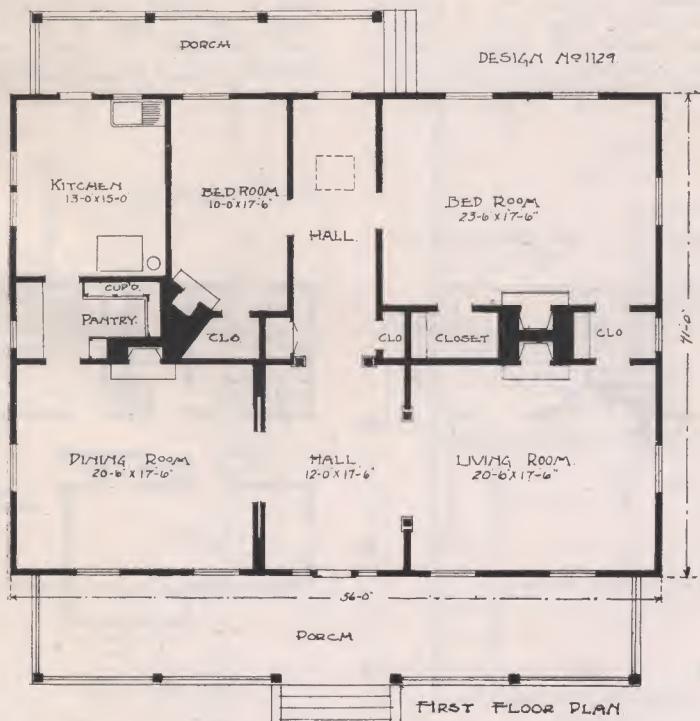
A bungalow home for the south or some warm climate, that contains about every feature necessary for comfort and pleasure in living. The hall extends directly through the center of the house, giving a circulation of air from the large front porch to the rear porch and the rooms are especially large, every one being heated by an open fireplace.

The exterior is of clapboards and the foundation of brick. While there is no cellar, the

carrying down of the foundation walls to make a full basement, would be an easy matter, if same were desired. The attic is only for ventilation to keep the first floor rooms from becoming too warm in the summer.

The finish of the house is to be of pine, poplar or cypress, painted or stained.

Cost, \$2,800. Width, 56 ft.; depth, 41 ft.; height of first story, 10 ft. 6 in.





DESIGN K 1150

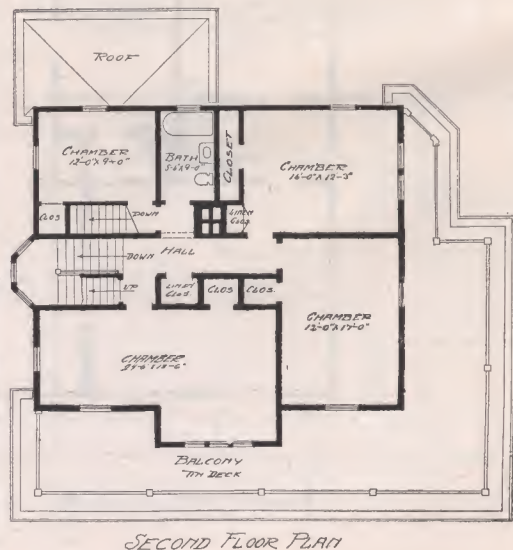
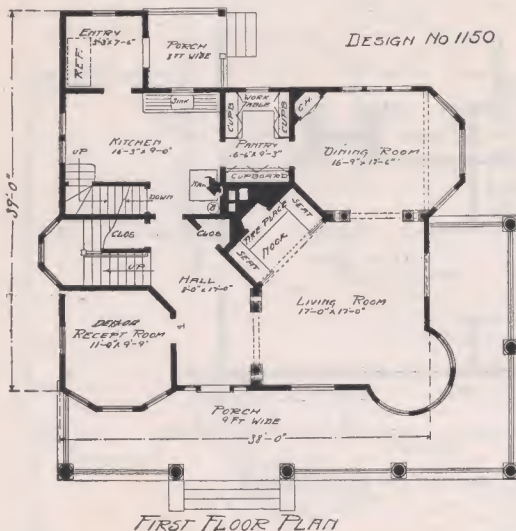
An attractive Colonial frame house. Clapboards are intended for the exterior and shingles for the roof. The design is somewhat similar in plan to famous design No. 899, shown in our collection of plans, and many others of general similar nature.

There is a basement under only a portion of the house, sufficiently large for a heating apparatus and fuel, though by simply carrying outer walls down, basement under the entire house could readily be secured.

There is a good attic with plenty of storage space and a room could be finished off there if desired.

The finish of the main rooms of the first floor is intended to be of oak or birch, with hardwood floors. The balance to be of pine, poplar or cypress, painted or stained.

Width, 38 ft.; depth, 31 ft.; not including rear entry and porch or front porch; height of basement, 7 ft. 6 in.; first story, 10 ft.; second story, 9 ft. Cost, \$3,450.





DESIGN K 1106

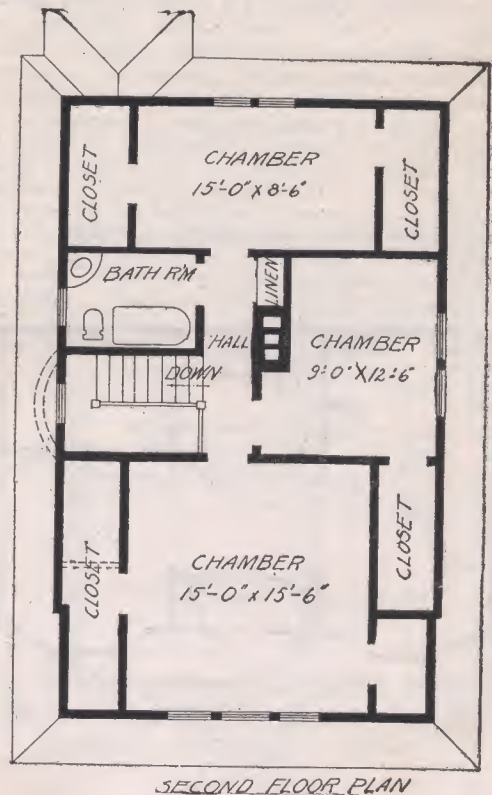
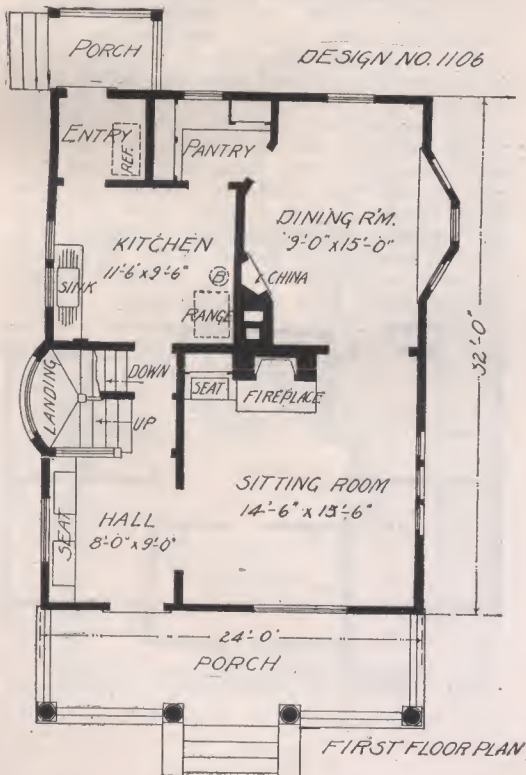
The simple treatment given in this cottage home is the making of it. The large porch columns which support the second story give a solid and substantial appearance.

Particularly attractive is the little hall with its seat and half screened staircase. The little bay in the dining room has a shelf for flowers and the windows are of leaded glass.

There is a full basement with a hot air heating plant provided; also a laundry.

The finish of the main rooms of first story is in white oak with hardwood floors throughout, also in the second story hall and bath. Balance in pine.

Cost, \$1,975. Width, 24 ft.; depth, 32 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 7 in.





DESIGN K 759

Pleasing proportions and simple detail make this house unusually attractive. It is of solid brick construction, the walls of the first story being in three courses, or what is known as a thirteenth inch wall and the second story in two courses of a nine inch wall. The roof is of shingles. Of course, if preferred, a porch rail could be provided. Brick laid in a pattern would look well on this house, its unbroken lines giving the full effect of the pattern.

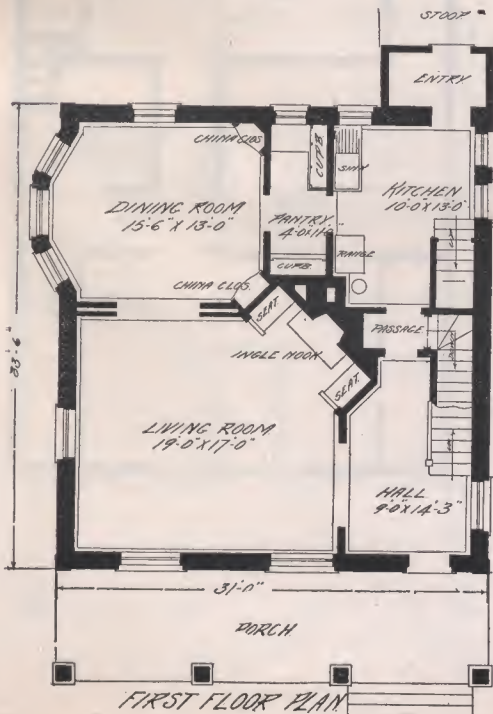
The plan is a popular one, the angle nook of the living room giving an effective touch here,

and the dining room bay and china closets relieve the otherwise straight lines, in a very pleasing manner.

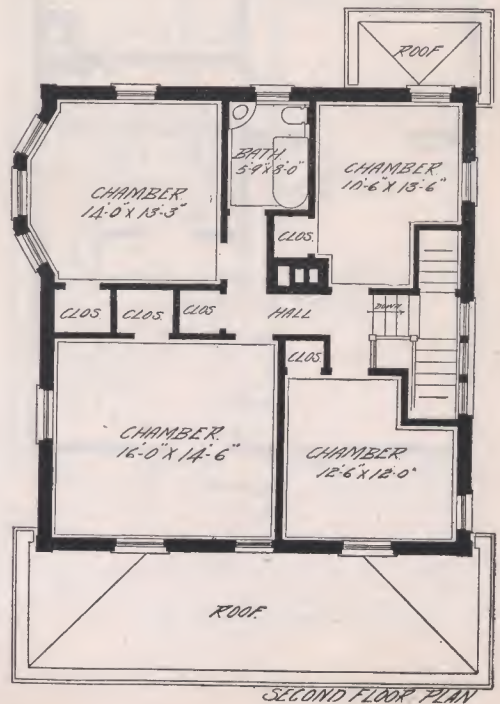
There is no available attic space. A full basement with laundry, furnace, etc., is shown. An outside cellar entrance with door at grade line could be provided if desired.

Hardwood finish and floors in first story main rooms.

Cost, \$2,600. Width, 31 ft.; depth, 33 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 9 in.; second story, 8 ft. 9 in.



759





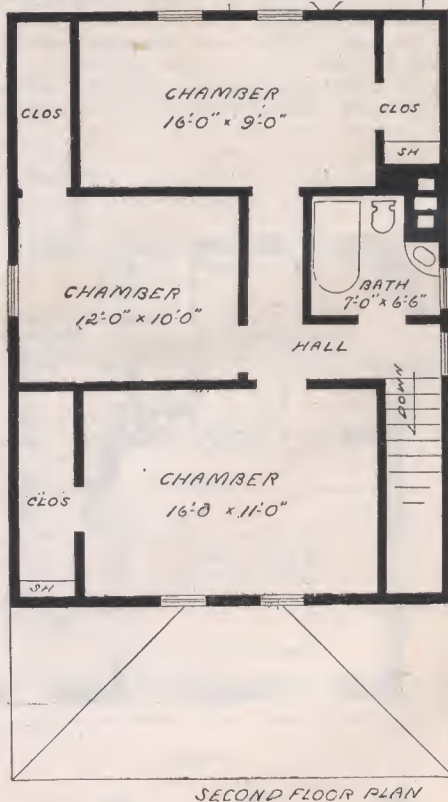
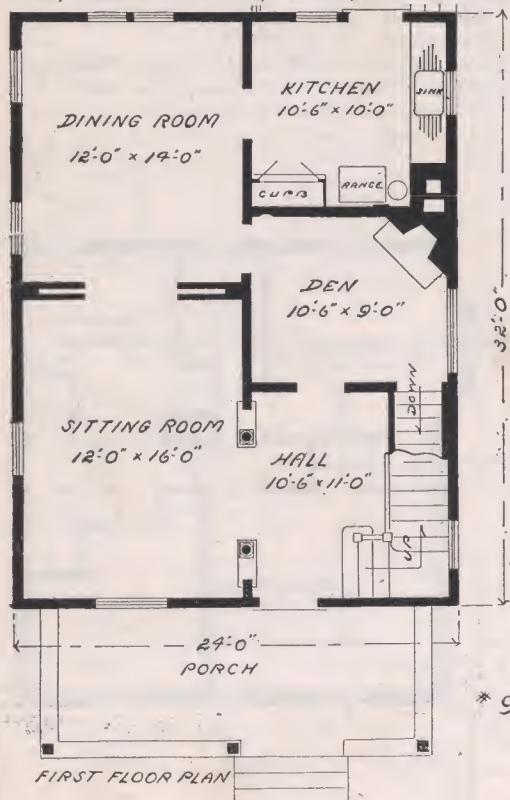
DESIGN K 909

There is a full basement under the entire house with hot air heating apparatus installed.

The finish of the first floor is intended to be of birch in hall, sitting room and dining room, oak in the den, with plain hardwood

floors throughout. Balance of house, pine, poplar or cypress, painted or stained.

Cost, \$1,850. Width, 34 ft.; depth, 32 ft.; height of basement, 7 ft.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.; second story rooms are full height.



* 909



DESIGN K 769

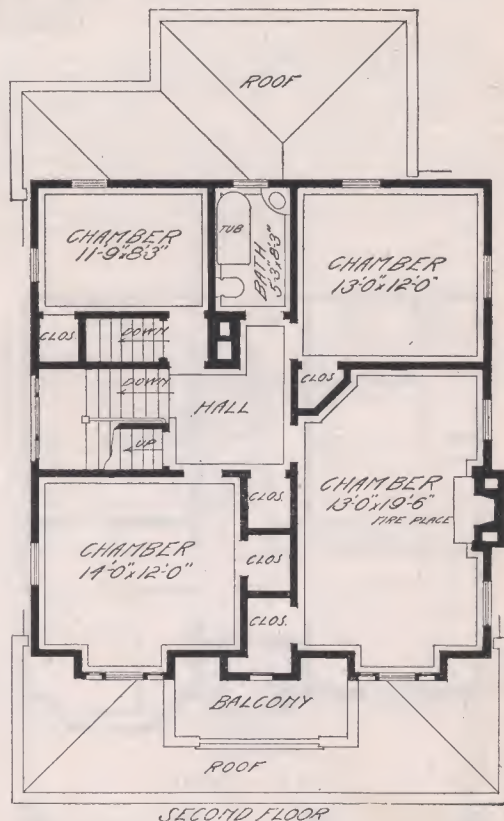
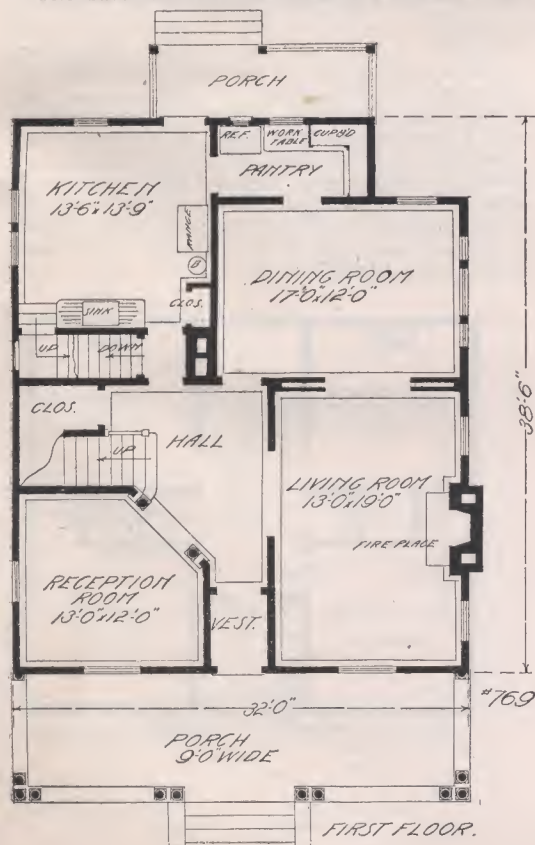
This is a prize design, and is certainly an ample home in every sense of the word. Direct access to front door from kitchen is secured without passing through any other room, and access to cellar from any part of the house without passing out around kitchen.

The finish of the first floor is of hardwood, oak or birch through the principal rooms and hardwood floors are provided; balance of house, pine or poplar, painted or stained.

The basement extends under the entire house

and hot air heating and ventilating system is provided; also laundry finished off in basement and outside cellar entrance in rear. The exterior is clapboards for the first story and shingles for the second story and gable, giving a very artistic effect. The combination brick and stone chimney on side also adds to the artistic effect of the exterior.

Cost, \$2,850. Width, 32 ft.; depth, 38 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.

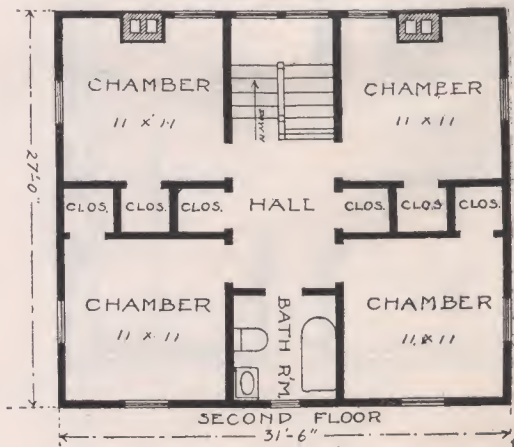
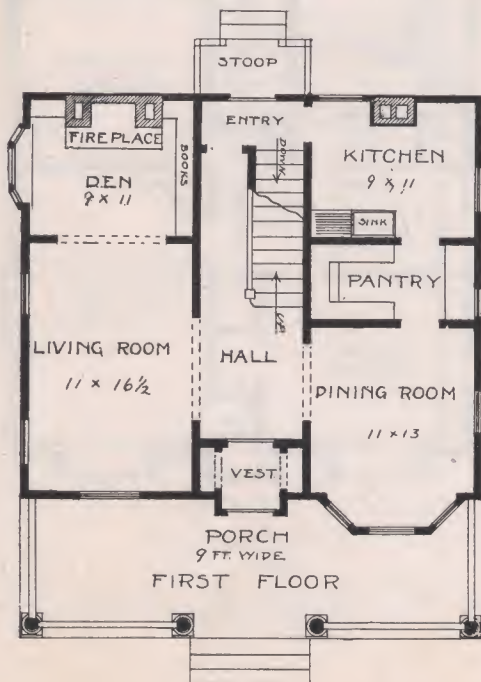




DESIGN K 1355

This is a good sized colonial house. It is in the style which will ever be a popular one with the American people. One of the first requisites of a well-planned house is a spacious porch. One of the attractions of this house is the broad porch. The plan is exceptionally complete. The stair hall is through the center of the house,

which always makes a convenient arrangement of rooms on both floors. At one end of the living-room is a library or den, with a fireplace and a picturesque little oriel window with its broad sill four feet from the floor. The dining-room is of good size. On the second floor are four splendid chambers. Size of house, 27 ft. by 31 ft.; height of first floor, 9 ft. 5 in.; height of second floor, 8 ft. 3 in. Estimated cost, with pine finish, \$2,485.





DESIGN K 969

This is not only an exceedingly attractive design on the exterior, but the plan is one which has many features that make it what might be termed a perfect plan for a modern home, of moderate cost, considering what it contains. The central entrance, with doors opening on each side, and the very desirable feature of dining-room being in front, make an interior arrangement that is attractive in the extreme. The staircase at the end of this hall is a fine, wide one, leading to a landing two-thirds of the way up to the second floor and returning.

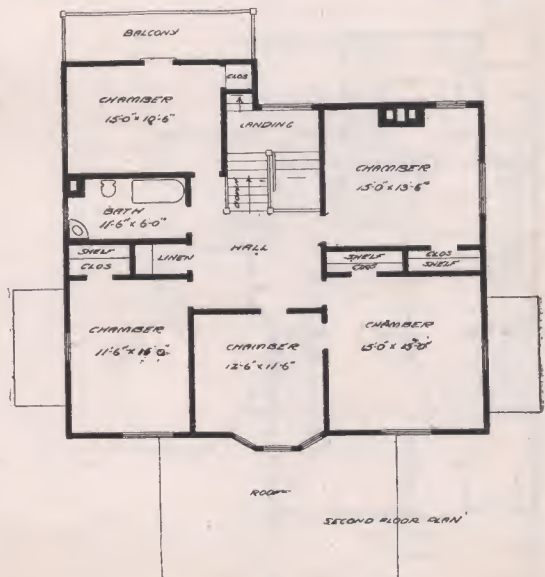
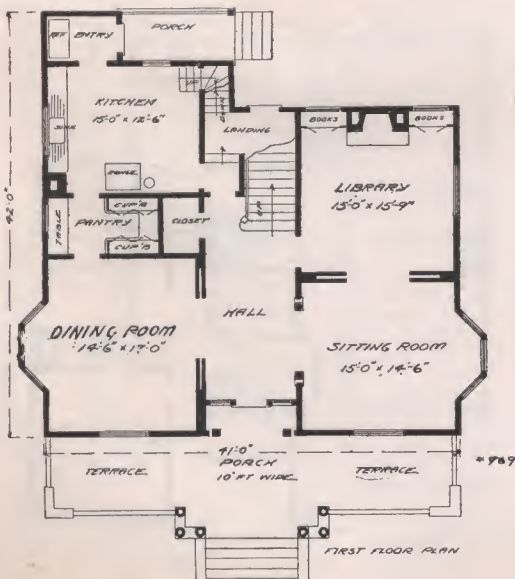
There is a fine pantry provided and access from kitchen, which is of liberal size, to front door can be had without the maid passing through any other room. The combination cellar entrance, under main stair landing, and many other features of the plan are very desirable. The second floor hall, with its wide,

square space, is another desirable feature.

There is a full basement under the entire house, with hot air heating apparatus installed; also fuel bins, laundry, etc. The attic is comparatively low and unavailable for other purposes than storage and is reached only by means of a scuttle in second story hall. A stairway to same could be put up over main stairway, however, if this were desired, and the slope of the roof rafters slightly increased, giving space for a room or two there, if it were desired to finish them off.

Finish for first floor is oak or birch, with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Width, 41 ft.; depth, 32 ft. 3 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in. Estimated cost, \$3,875.





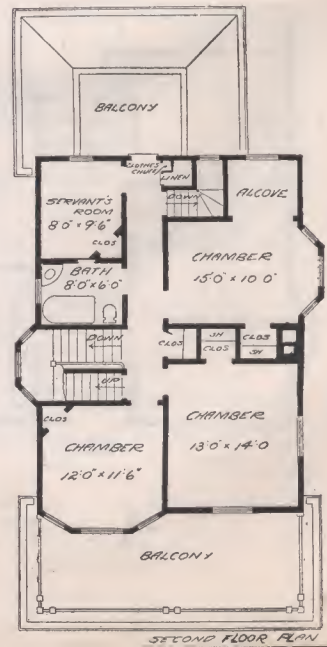
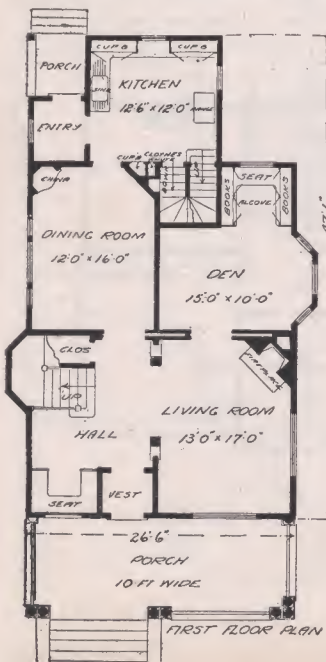
DESIGN K 1007

An attractive feature of this exterior is the shingled projection over the group of windows in the front gable. The porch cornice with crowning balustrade, its triple group of posts repeating the cluster of pillars below give character to the design. The porch pillars have a free treatment of stone bases, but are beautifully proportioned. All the woodwork is of selected oak, showing finely in the broad panels of the sliding doors. The floor plan shows an unusual arrangement for the bookcases in the alcoved

nook of the library or den which is most attractive. A similar alcove with built-in seats appears in the ample hall.

All the floors on both stories are hardwood and the house is furnished with a hot water heating plant. The woodwork on second story is pine finished natural.

Estimated cost, \$3,995. Width, 26 ft. 6 in.; depth, 47 ft. 6 in.; height of basement, 7 ft. 6 in.; height of first story, 9 ft. 5 in.; second story, 8 ft. 5 in.





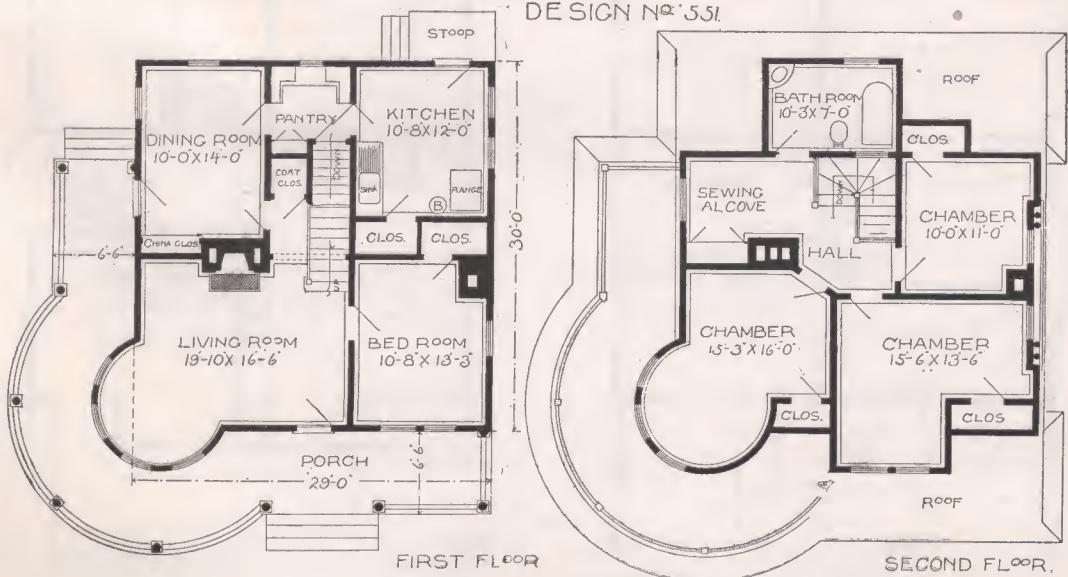
DESIGN K 551.

This design to me is one of the most attractive of the low cost homes illustrated in this series. The exterior is most pleasing, having a cozy appearance. The large porch extending across the front and around the tower is most inviting. The living room with its rounding bay and fireplace is a delightful room, the staircase ascending from this room has an archway over it, making this a pretty feature. Were it desired, the first floor bedroom and dining room could change places; this would make a pretty feature of the front part of the house.

On the second floor are three good sized chambers, besides a bath room, sewing alcove with a linen wardrobe.

The estimated cost includes a full basement, cement floor, hot air furnace and hardwood floors in kitchen, pantry and dining room. The entire house is intended to be finished in pine or cypress.

Cost, \$2,250; width, 29 feet; depth, 30 feet; height of basement, 7 feet; first story, 9 feet 4 inches; second story, 8 feet 3 inches; lowest height second story, 6 feet.





DESIGN K 918.

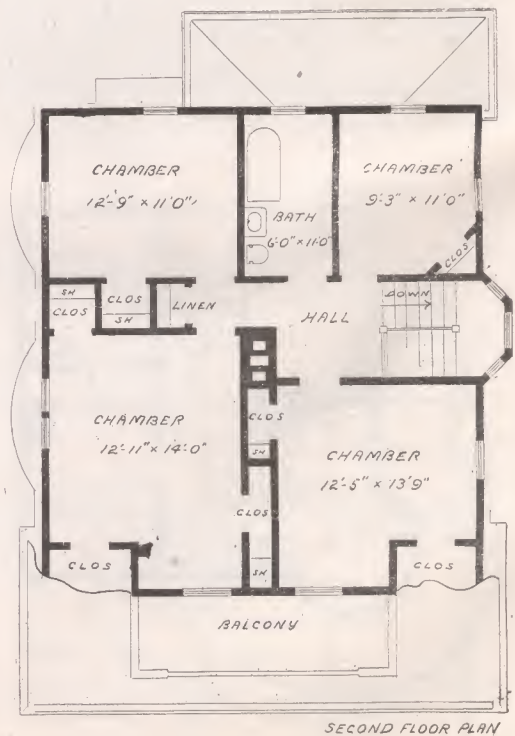
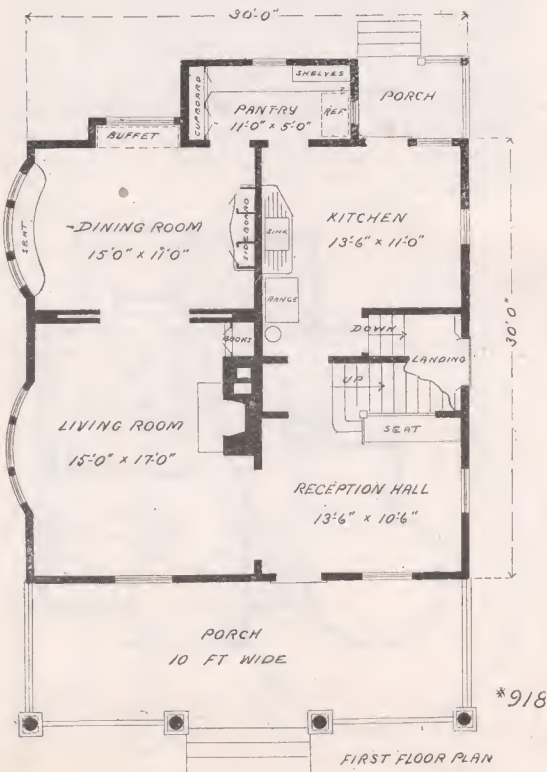
In this popular little design the gambrel roof treatment on the front adds much to the quaintness and attractiveness of the exterior. Clapboards are intended for the first story and shingles in the gables of the second story; porch piers of stone up to porch rail.

There is a very pretty swell window in living room and dining room. The dining room also has a built-in sideboard and buffet and a beamed ceiling. The staircase in this design is very pretty and the kitchen and pantry arrangement all that can be desired. Access

from kitchen to front door is secured without passing through any other room.

The finish intended throughout the house is pine, poplar or cypress, painted or stained, with birch for reception hall, living room and dining room, if desired. There is a full basement with hot air heating apparatus installed. A low attic, sufficient for storage, is reached by a scuttle in ceiling of second story hall.

Cost, \$2,450; width, 30 feet; depth, 30 feet, not including pantry extension; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; second story rooms full height.





DESIGN K 1022.

This design is not only exceedingly attractive, but practical, the interior presenting some unusual features. The plans call for a shingled exterior and the seat at end of porch is one of the pretty features. An air of luxury pervades the interior, this being especially true of the spacious living room, with its neat fireplace and book-cases on each side.

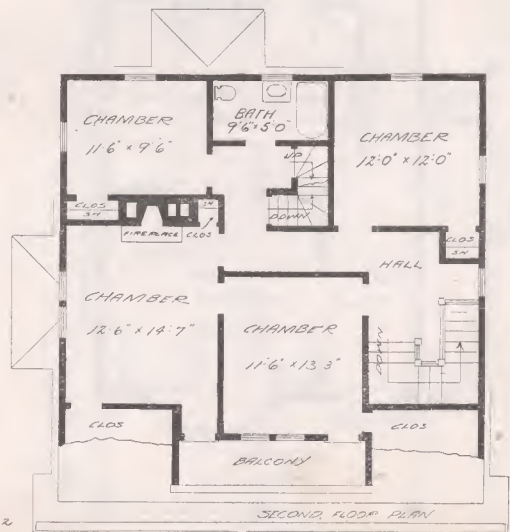
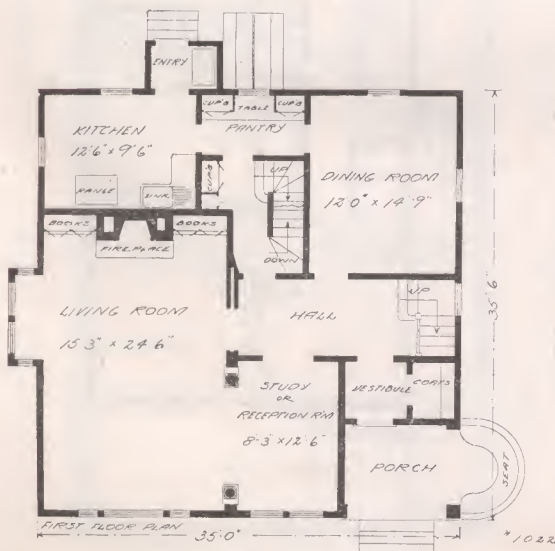
The arrangement of first floor is very convenient, all rooms opening up very nicely. Besides vestibule and main hall, there is a fine reception room, which is connected to living room by sliding doors. Dining room and kitchen are of very good size and the pantry, which is equipped with all modern conveniences, is accessible from both of these rooms. There is a rear entry, space for refrigerator

in same, etc. Second floor shows four fine chambers, bath room and ample closet space.

The basement extends under the entire house, has hot air heating apparatus, laundry with cement floor, wash trays, etc. Fuel bins, vegetable room, outside cellar entrance, etc., are also provided. There is space in attic for one or two good rooms if desired to finish same off.

Finish for principal rooms of first story would be oak, with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,550; width, 35 feet; depth, 35 feet 6 inches; height of first story, 9 feet; second story, 8 feet 3 inches; basement, 7 feet; lowest height second story rooms, 7 feet.



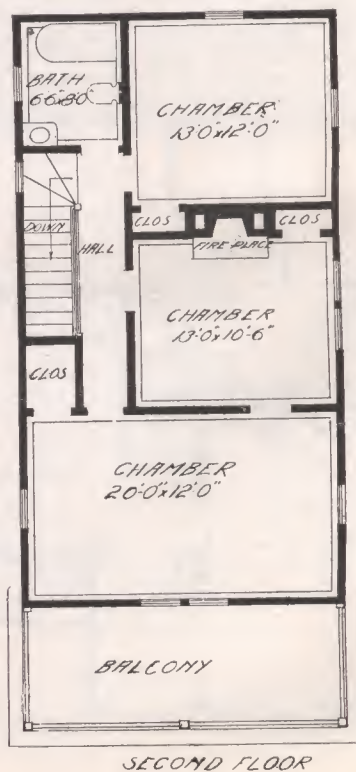
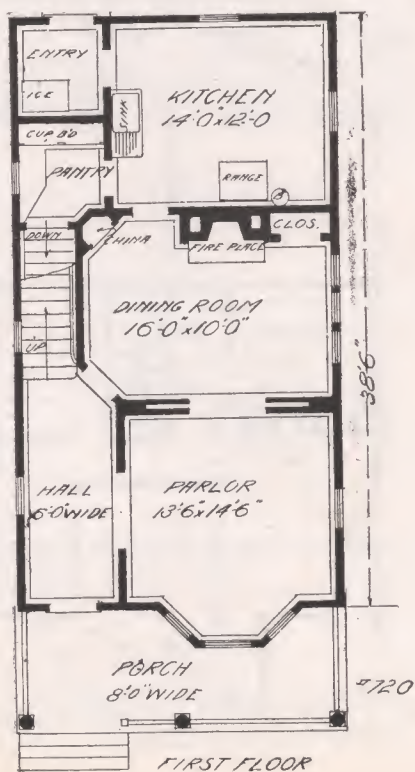


DESIGN K 720.

This design, though simple and unpretentious, is very complete and makes a very cozy home. It is well adapted to a narrow lot. The spacious hall is separated from the parlor by a cased opening and sliding doors are provided between the dining-room and parlor. White oak finish is intended for hall and parlor and hardwood floors for kitchen, pantry and entry way off kitchen, where space is provided for refrigerator. The pantry is very complete with work table, large cupboard, with shelves, flour bins, etc. The dining-room is an especially pleasant room with its open fireplace and pretty mantel and china closet, built in one corner.

Three bedrooms are provided on the second floor and a good sized bathroom. Basement with cement floor is provided under entire house and hot air heating apparatus. Stairs to same go down under main stairway and there is an outside entrance in addition. The attic space is available only for storage and is reached by means of a scuttle in the second story hall. Exterior is intended to be clap-boarded with shingles for the gables and dormers.

Cost, \$2,250; width, 21 feet; depth, 38 feet 6 inches; height of basement, 7 feet; first story, 10 feet 5 inches; second story, 9 feet 3 inches.





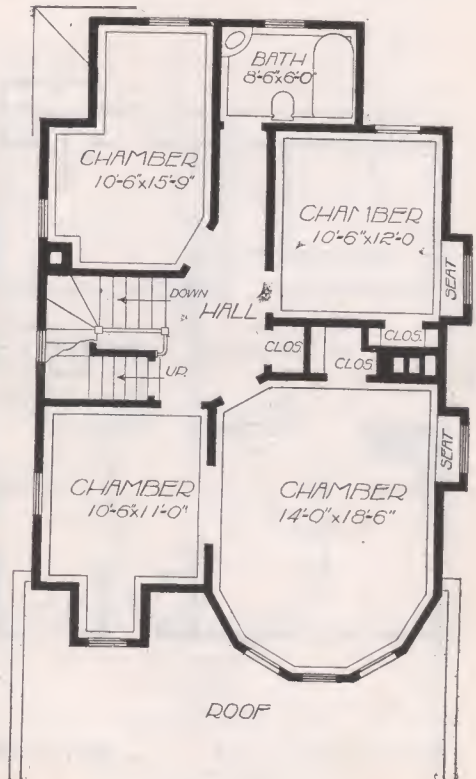
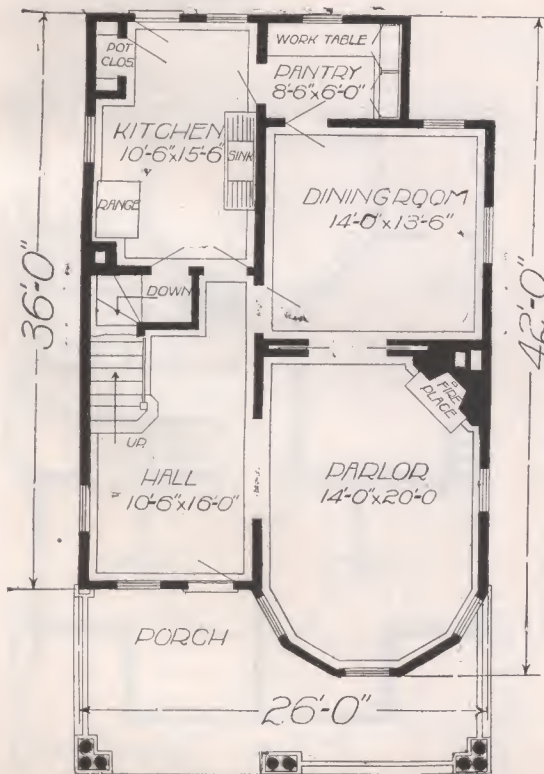
DESIGN K 635.

The exterior of this attractive design gives an exceedingly homelike appearance to the house. One room is finished off in attic, and ample space left for storage room. The basement contains a hot air heating and ventilating system, laundry, and coal and vegetable rooms.

The finish of the main rooms of the first

floor is white oak, and the balance of the house pine or cypress. Georgia pine floors are included throughout the entire first floor, second story hall and bath.

Cost, \$2,600; width, 26 feet; depth, including bays, 42 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 506.

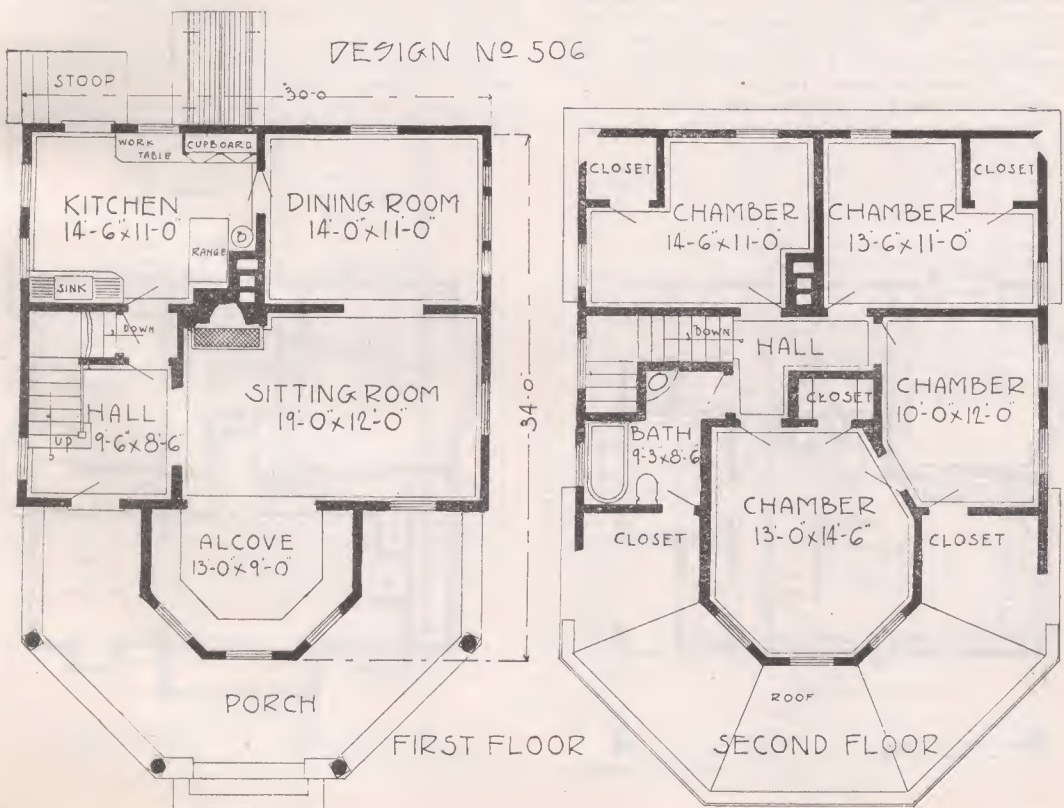
This modern home contains a large sitting room, the alcove making it a generous and luxurious apartment, and as the sitting room is connected with the hall and dining room by cased openings an extremely open effect is obtained.

A cellar extends under the kitchen, hall and a portion of the sitting room, large enough to accommodate a hot air furnace with fuel bins.

Hardwood floors are included for the din-

ing room, hall and kitchen. The second story hall and bathroom finish is intended to be of pine or poplar. Hardwood finish in hall, sitting room and alcove would increase the cost about \$75.00 or \$80.00. The outside walls are sided on the first story and shingled on the gables.

Cost, \$2,375; width, 30 feet; depth, 34 feet 0 inches; height of cellar, 7 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 797.

This cottage is especially planned with reference to a corner lot, the entrance being from the right-hand side and a fine view demanding that the front be treated with that consideration in mind. If desired, however, the vestibule at the side could be omitted and the entrance door put over at the left near the staircase. Then, with a partition running from front wall to dining room entrance, there would be arranged a fine living room, with its inglenook separate from the reception hall, off which would be located the den.

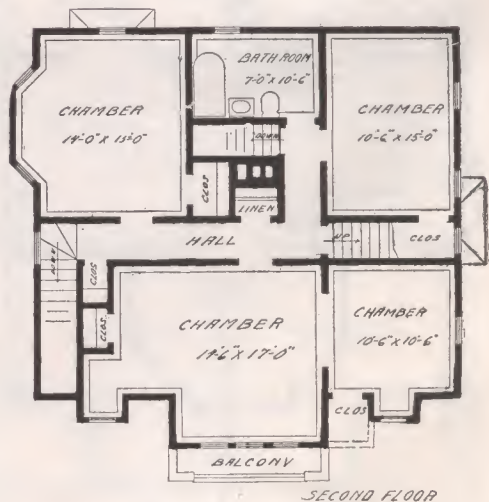
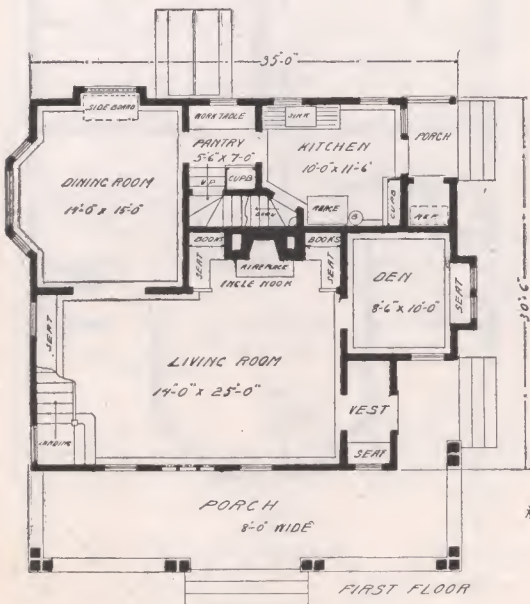
There is a stairway leading to the attic,

but attic space is only available for storage.

The finish of the first floor is intended to be of birch, with plain hardwood floors throughout. Balance of house, pine, poplar or cypress, painted or stained.

The basement extends under the entire house and there is a hot air heating apparatus installed; also ventilating system, laundry and outside entrance.

Cost, \$2,400; width, 35 feet; depth, 30 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches, with full height rooms.





DESIGN K 957.

The plans of this design provide for a neat roomy home, the main feature of which is the provision of bath and two bedrooms on the first floor, which will be found especially convenient where there are invalids or elderly people in the family.

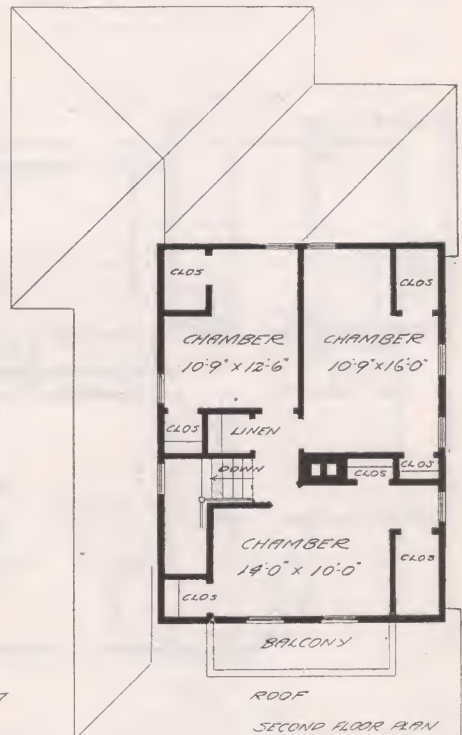
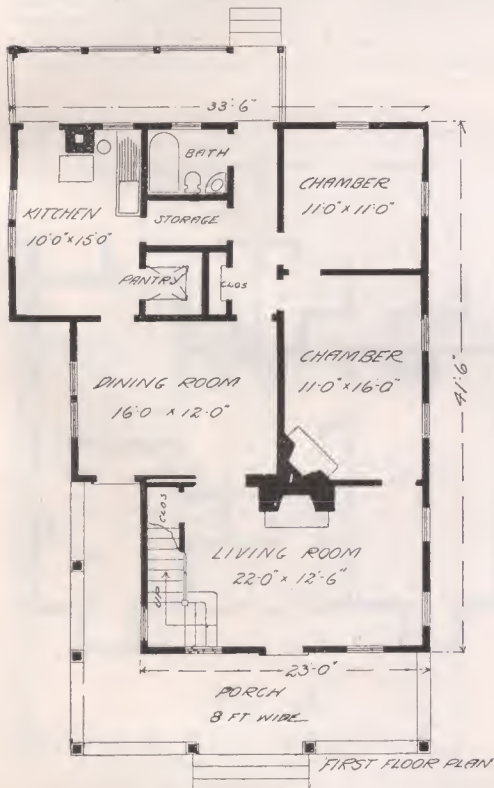
The large living room with fireplace is a pleasant room. Sliding doors separate same from the dining room. The second floor provides us three good sized chambers.

There is no basement included, there being

simply a foundation wall under the building. However, a basement and heating apparatus could be easily arranged for and the cellar stairs could go down in the large storage closet between pantry and bath room.

The finish of all the rooms is intended to be of soft wood painted or stained and soft wood floors.

Cost, \$1,975; width, 33 feet 6 inches; depth, 41 feet 6 inches; height of first story, 10 feet 5 inches; second story, 9 feet 3 inches.



* 957



DESIGN K 316.

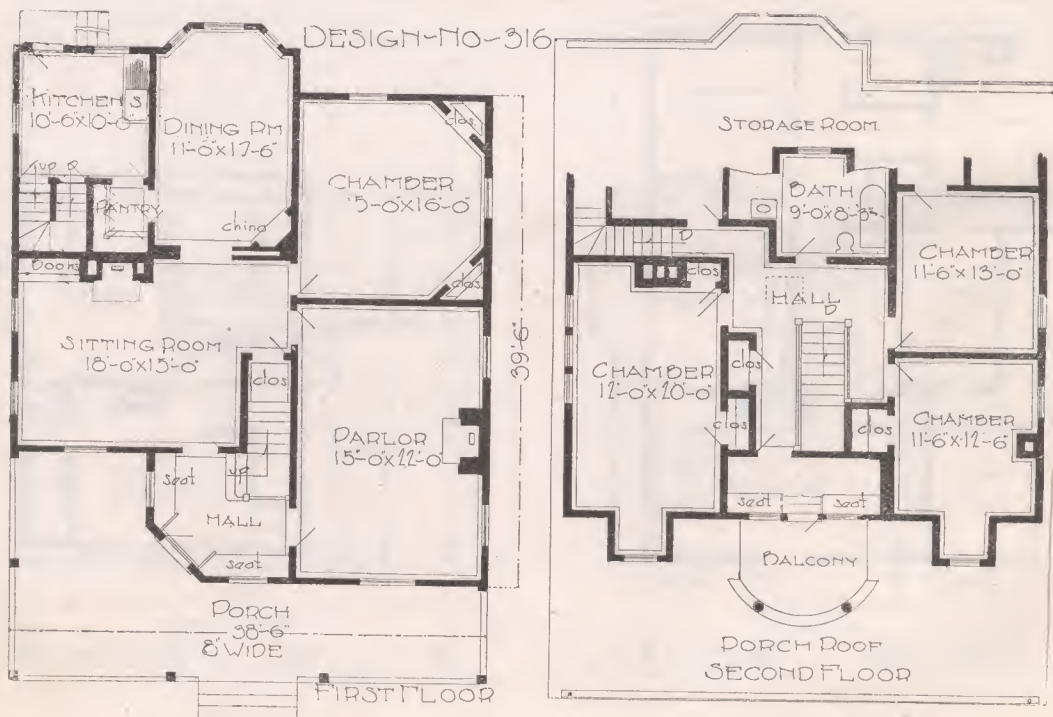
The main feature of this design is the size of the rooms, for they are, as will be noticed, unusually large. Both parlor and sitting room have fireplaces. The little hall with the seats makes an attractive den. The staircase is very pretty and a large closet is obtained underneath it.

On the second floor are three chambers and bath. At the front of the hall is a unique fea-

ture in the way of a cozy corner, which has a door leading out onto the balcony.

A full basement with laundry and outside cellar entrance are included in the cost. Furnace heat. Finish is of cypress, pine or poplar painted.

Cost, \$1,900; width, 38 feet 6 inches; depth, 45 feet; height of basement, 7 feet 6 inches, first story, 9 feet 5 inches; second story, 9 feet 3 inches; lowest height second story, 6 feet.





DESIGN K 890.

The exterior of this design is exceedingly homelike and the wide porch gives a hospitable appearance to the house.

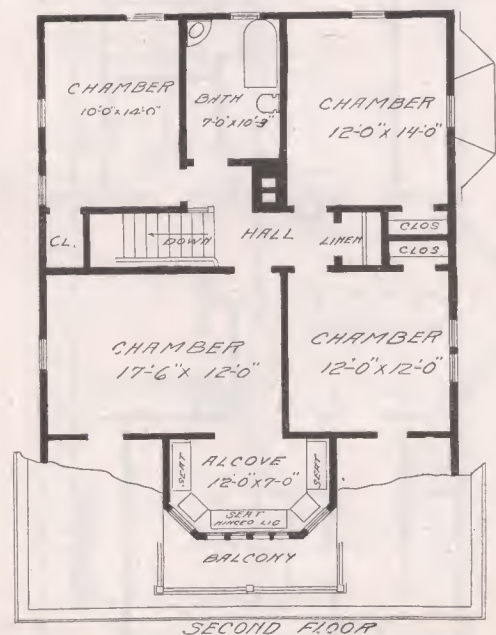
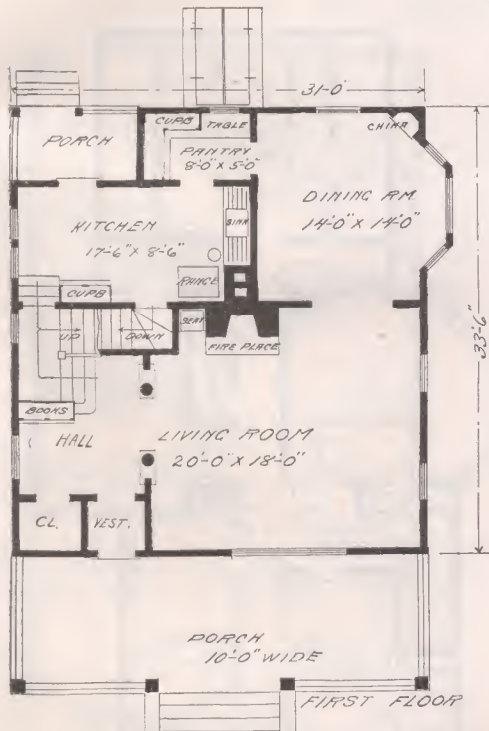
Upon entering the reception hall through the vestibule we find a pretty stair case in our front leading to the second story and on our left a large fine living room containing a fire place in pressed brick.

The second floor is pleasantly arranged for four chambers and a delightful alcove off the front of the larger chamber. Built-in seats

run around the entire alcove and have hinged lids thus making an excellent place for "my ladies' gowns" or magazines or shoes.

There is a basement under house containing a hot air heating plant and laundry; good space in attic for one room. Finish is in pine or cypress, stained and painted, soft wood floor only, included.

Cost, \$2,300; width, 31 feet; depth, 33 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; second story 9 feet.



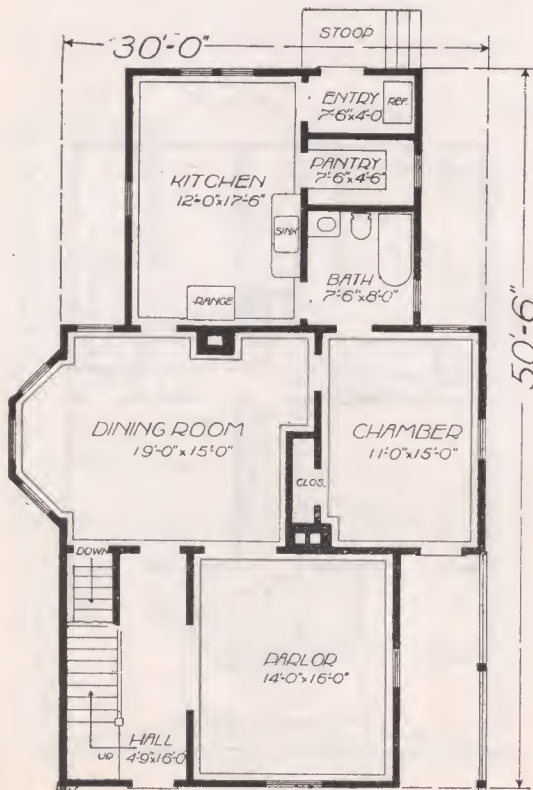


DESIGN K 679.

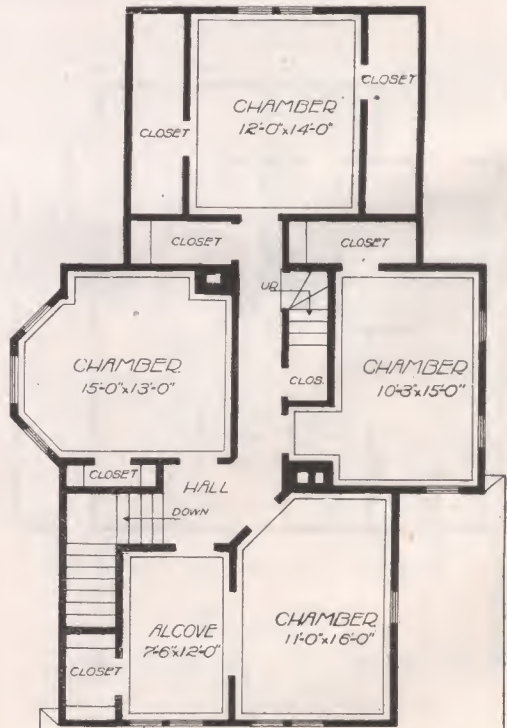
In this design, too, the chief object has been to secure the largest amount of space for the least expenditure that is possible, the bath being on the ground floor, which is desirable for many. The cellar, which is under the hall and parlor only, is reached by a stairway under main stair, though a back stair could readily be put in and full basement made and

heating apparatus installed at small expense; or cellar could be made under kitchen portion with stairway to same.

Cost, \$2,550 including furnace; width, including side extension for chamber, but not dining-room bay, 30 feet; depth, 50 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; 18 foot posts.



#679





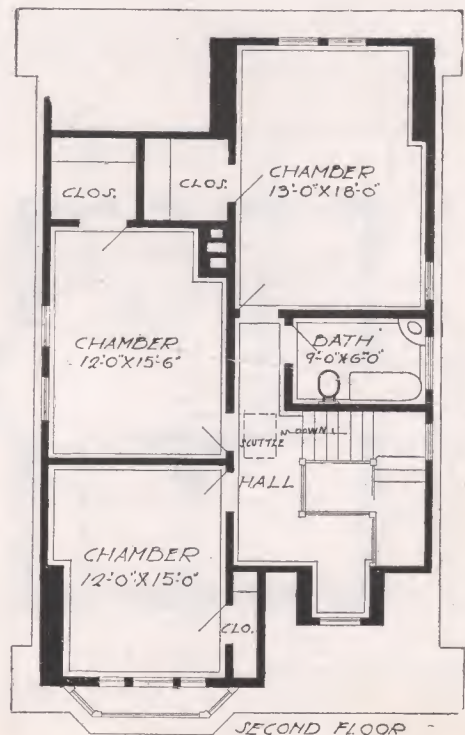
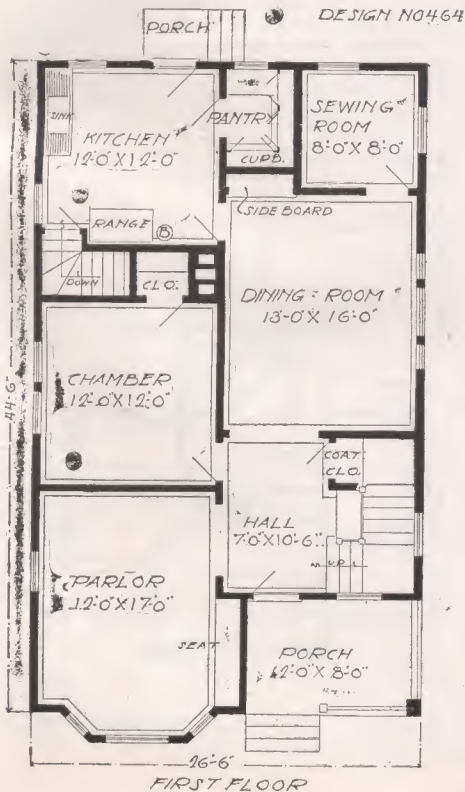
DESIGN K 464.

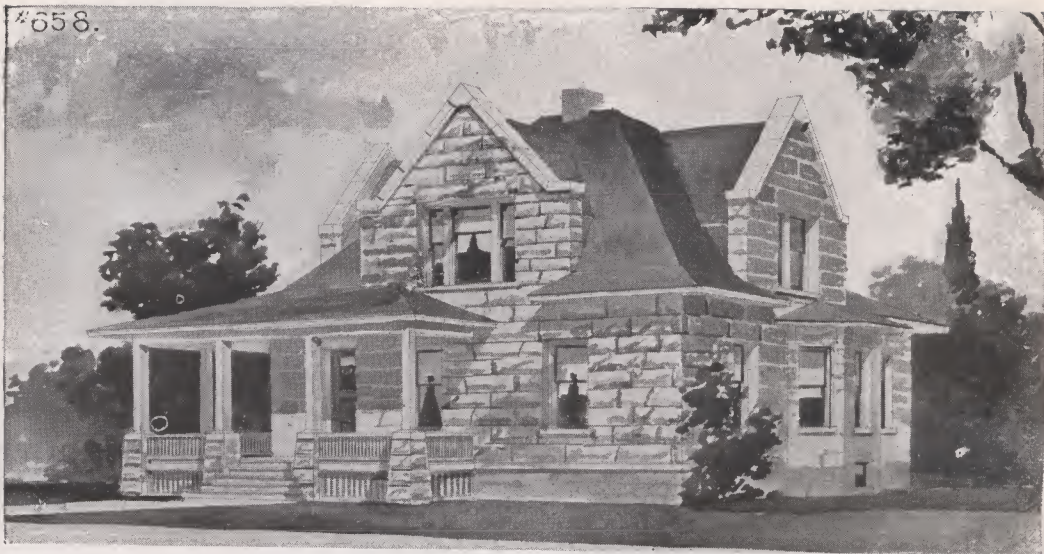
This design is especially adapted to a 35 foot lot. A first floor chamber is very conveniently provided in this plan, opening off the hall, while just back of the hall is the dining room, which is a very good sized room, being 13 by 16 feet in size; back of this is a little sewing room. A built-in sideboard is provided, which is inexpensive but pretty and simple in design, having cupboards and draw-

ers below and above the ledge; shelves enclosed by leaded glass doors.

There is quite a good sized basement, sufficiently large for a furnace and coal bin. The finish of the entire house is pine, cypress or poplar with pine floors.

Cost, \$2,375; width, 26 feet 6 inches; depth, 44 feet 6 inches; height of basement, 7 feet; first floor, 9 feet 9 inches; second floor, 8 feet 9 inches.





DESIGN K 658.

This design makes an excellent one for a physician's residence, as there is both a front and a side entrance, so that people may gain access to the office without disturbing those in the rest of the house. The office can, of course, be nicely used for a first floor bed-chamber.

The design is also an excellent one for a corner lot.

The construction of the house is intended to be cement blocks for the basement, and upper walls. Cement block piers are also used for the porch.

The roof is intended to be shingles. The house can be readily adapted to frame construction throughout, if the expense proves too great in cement.

On the second story are three chambers and bath. Each of the rooms is well supplied with closet space.

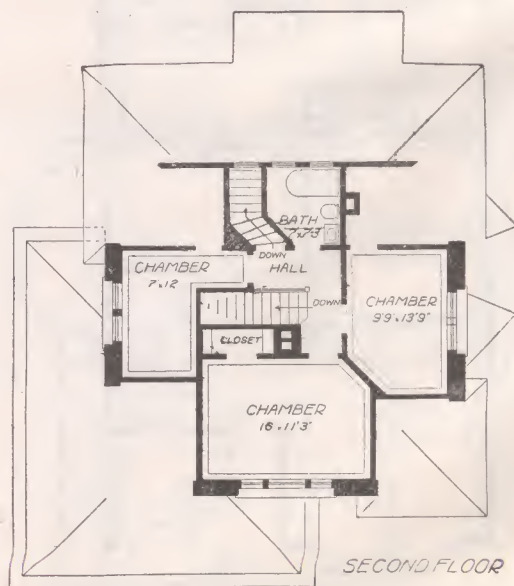
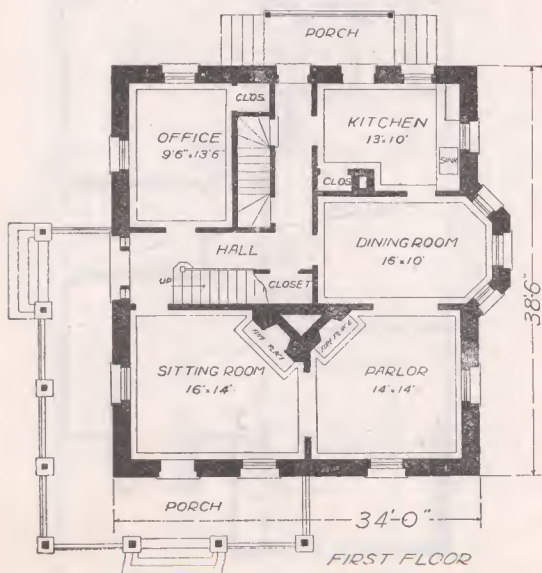
Fireplaces are included for the sitting room and parlor, the former having red pressed brick facings and hearth and the latter tile.

There are included both front and back stairs, with a large coat closet under the main stairs.

The finish is pine or cypress, painted, with pine floors.

There is a basement under the house, except the sitting room and parlor, with hot air heat, cemented floor, and outside entrance.

Cost, \$2,600; width, 34 feet; depth, 38 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





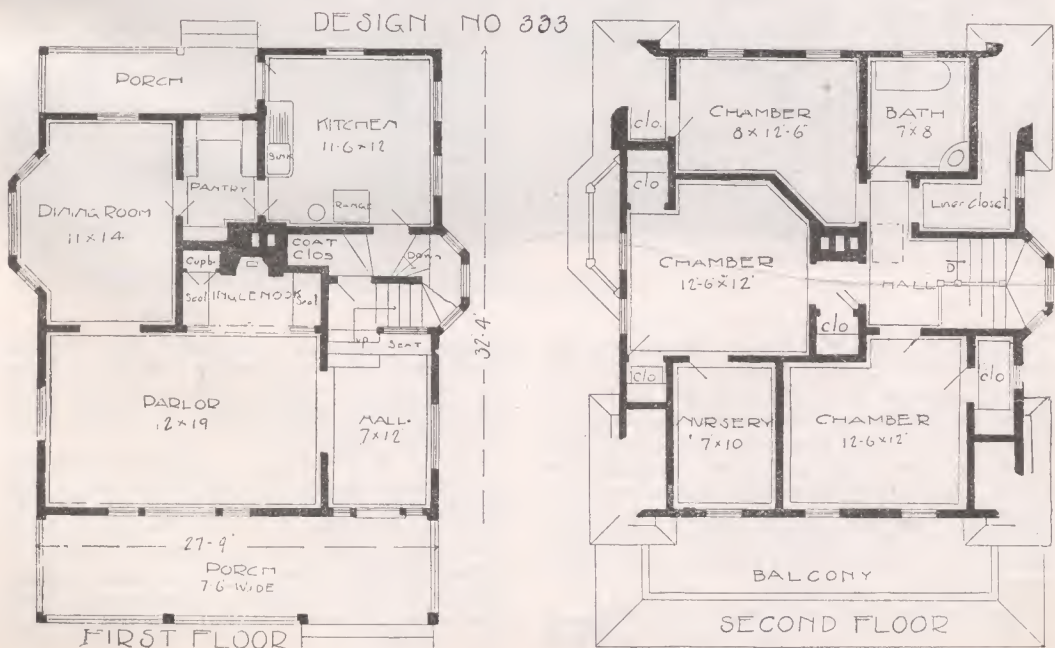
DESIGN K 333.

This is one of my most popular houses. The general plan and arrangement is excellent. The large parlor with the pretty inglenook is a most pleasing and delightful room. One of the most desirable features is the kitchen, being separated from the rest of the house by two doors, thus preventing largely the kitchen odors from coming into that part of the house. Access to the front door is had without passing through other rooms. There is a very pretty staircase and seat in the hall and a unique little cupboard in the inglenook.

Sliding doors could be easily arranged between the dining room and living room. Cutting down the window underneath the stairway would secure an outside cellar entrance by making a slight change in the cellar stairway, or a separate entrance might be easily arranged. Furnace heat is provided.

The second story rooms are full height. Finish is of cypress or pine painted.

Cost, \$2,050; width, 27 feet 9 inches; depth, 32 feet 4 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 30.

In this plan the large sitting room, 13 by 27 feet in size, is situated on the pleasant sunny side of the house, which is designed for an east front lot, the archway by which entrance to this room is obtained being directly opposite the staircase and dining room. Across from this wide opening is the fireplace, in the mirror of which would be reflected the hall, staircase and dining room, as well as the opposite side of the room itself.

On either side of the fireplace are alcoves recessed in the corners, in which are built-in seats and book cases. Altogether, with these

unique features, this apartment would lend an air of spaciousness, comfort and elegance that would be quite as surprising, as it is unusual to find, in a home of such size and low cost, while the opportunities for tasteful decoration and adornment are many and varied.

In the attic is ample space to finish off a servant's room, if desired, as well as affording storage room for trunks, etc. Finish, cypress, pine or poplar. Furnace heat.

Cost, \$2,375; width, 32 feet; depth, 28 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN K 32.

Entrance is first had into a charming reception hall, and the first thing that attracts the visitor's eye is the open fire in the corner, opposite which is a comfortable seat and the staircase ascending along the side of the hall.

On one side of the vestibule is a good coat closet, and on the other side, in the recess, is another seat. The covers of these seats could be made to lift, for the storage of rubbers, skates, etc., in winter, and tennis rackets, balls, hammocks, etc., in summer.

Behind the seat and fireplace in the hall, a door leads into a little hall in which is

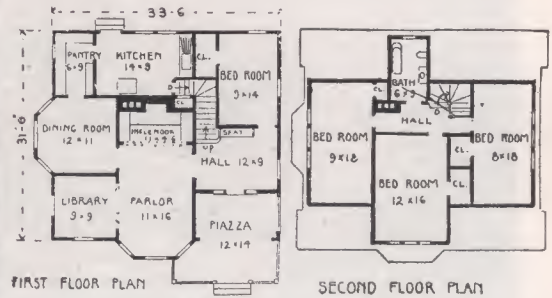
placed, if desired, a lavatory and through which is reached the kitchen and basement of the house, an outside cellar entrance being provided under the staircase. A hot air heating plant is provided.

On the second floor are provided four nice chambers, with closets, a bathroom and a linen closet, while there would be space for two more in the attic if it was desired to finish them off. Finish, cypress, pine and poplar.

Cost, \$2,425; width, 25 feet 6 inches; depth, 37 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



148



DESIGN K 148.

One of the most popular designs that I have ever published. Notice the large parlor and inglenook with its cozy seats and fireplace. The library or study in the corner connected by a wide cased opening with the parlor; also the very pretty and good sized reception hall.

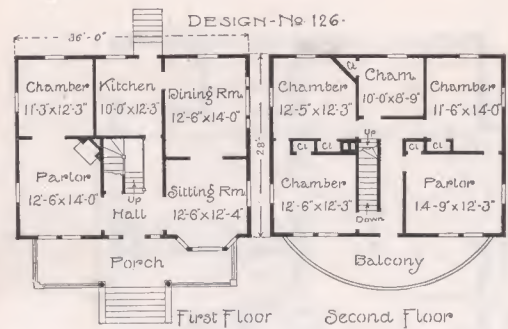
This design is favored by an unusually large pantry fitted with moulding board, enclosed shelves, drawers, cupboards and flour bins. Hardwood floors are included in the cost for the hall, dining room, pantry, kitchen and bathroom. In the basement is a laundry with wood floor, the balance of the cellar floor be-

ing of concrete finished with cement. Coal bins are provided, also an outside cellar entrance which will be found very convenient for carrying out ashes, etc. Furnace heat is provided. Finish is of pine, cypress or poplar painted. The exterior finish is of siding and shingles. Double floors and back plastering are included in the cost.

Cost, \$2,425; width, 33 feet 6 inches; depth, 31 feet; height of basement, 7 feet 6 inches; first story, 9 feet 7 inches; second story, 9 feet 3 inches; lowest height second story, 5 feet.



126



DESIGN K 126.

In design K 126 we have a summer cottage that is well planned and attractive. This has been a most popular design among my houses of moderate cost.

A summer cottage should have ample sleeping accommodations and they are provided in this plan.

Upon entering the hall, the stairway is directly in front with the parlor and sitting-room on either side, which with large cased openings to the rooms give a most pleasing effect.

There is plenty of room in the attic where a couple of chambers could be finished off if desired.

A kitchen and pantry could be built on the rear and another room obtained.

The cost includes light brick and post foundation. The interior finish is of dressed lumber. A full basement could be readily arranged.

Cost, \$2,275. Width, 36 feet; depth, 28 feet; height of first story, 9 feet 6 inches. Second story, 8 feet 4 inches.



DESIGN K 1101.

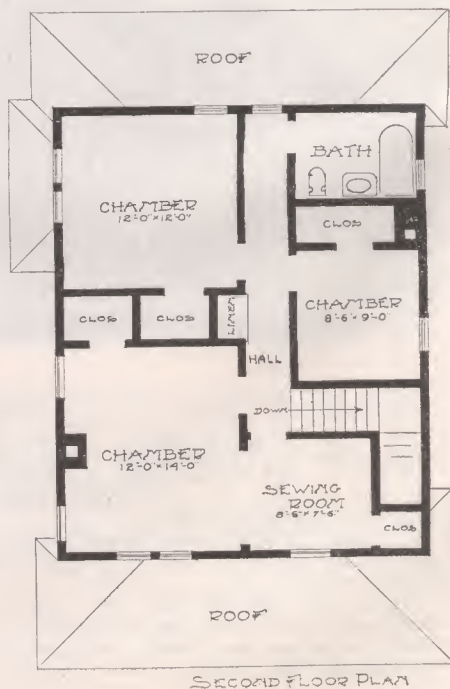
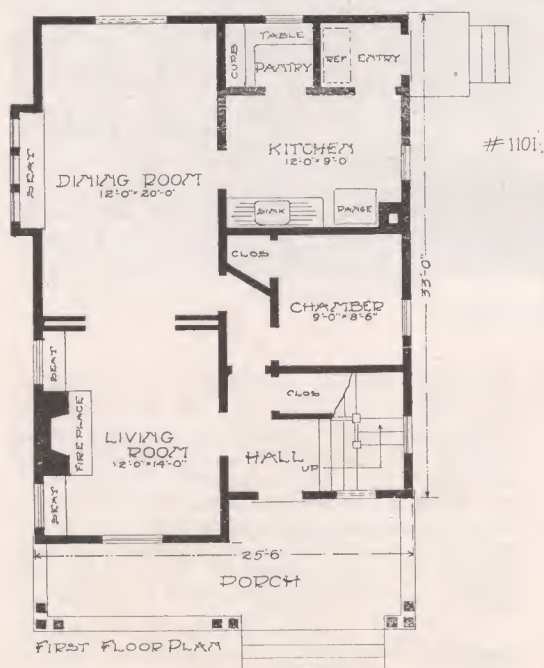
In this design we have a seven-room house, which is modern with the exception of heat. There is no foundation included, though cellar could be readily arranged and stairway to cellar could be put in the space used by chamber closet and hallway leading to dining room. The first story chamber would make a cozy little den.

The second story front chamber has a large

alcove or sewing room, connected to it by cased opening. Sliding doors separate living and dining rooms.

The finish of the rooms is in pine or poplar and pine floors.

Cost, \$1,925. Width, 25 feet 6 inches; depth, 36 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; second story lowest height, 6 feet 8 inches.





DESIGN K 955.

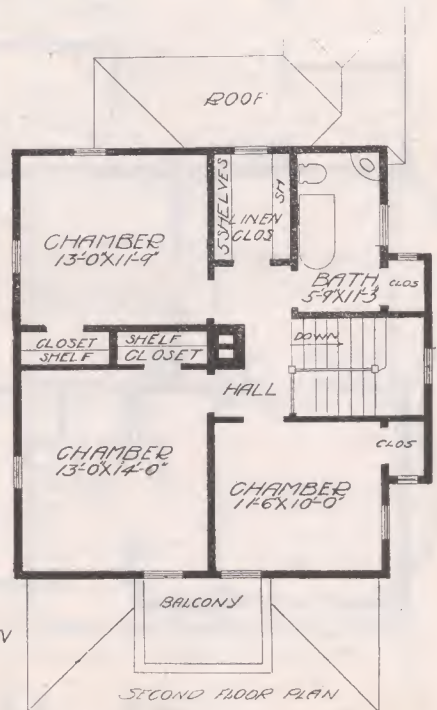
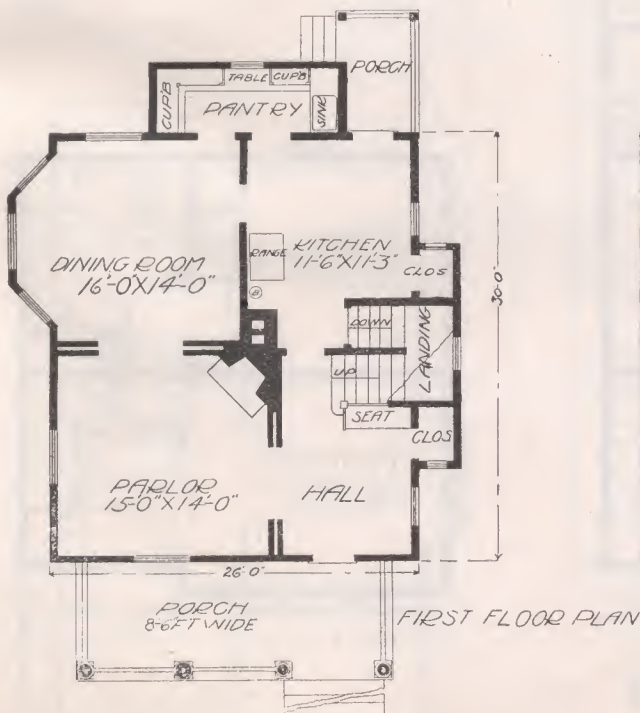
The treatment of the exterior of this design is extremely simple, but the lines are most pleasant and the low roof lines with dressed rafter ends showing, make an attractive house of it.

The arrangement of the rooms is very good, there being no waste of space, and yet the rooms are all of good size, especially for a house of this size. There is a large pantry provided, completely equipped. The parlor has a fireplace, and sliding doors are provided

between hall and parlor, and also between parlor and dining room.

The basement, extending under the entire house, is equipped with hot air heating plant. Storage space only is obtained in the attic. The finish of the rooms is in pine or cypress and pine floors.

Cost, \$1,975. Width, 26 feet; depth, 30 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story, 6 feet 3 inches.





DESIGN K 536.

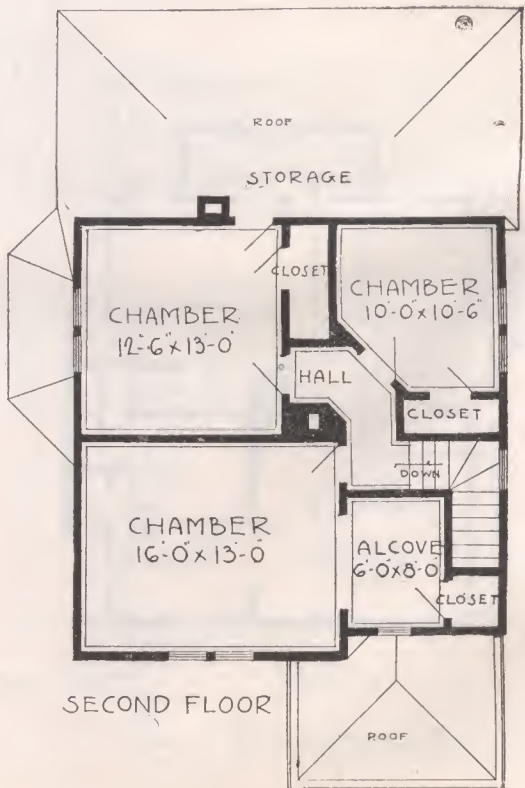
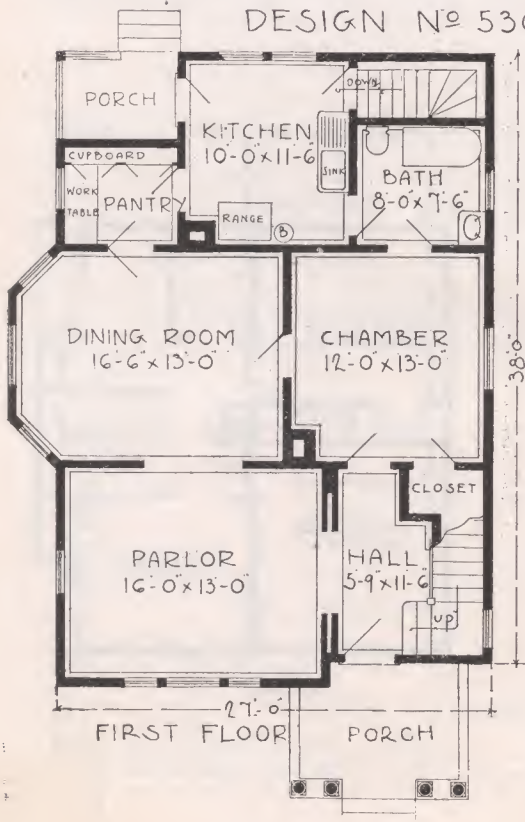
An excellent home where a first story chamber and bathroom are desired. The rooms are all good sized and conveniently arranged. The estimated cost includes a cellar under bathroom, kitchen and pantry, bathroom fixtures, double floors in both the first and second stories. Sliding doors from the hall to the parlor and hardwood floor in hall. The finish of the entire house is to be of

pine, cypress or poplar, painted. Pine floors except as stated.

There is a large storage space in the attic and a scuttle is provided to same.

Cost, \$2,200. Width, 27 feet; depth, 39 feet 6 inches; height of cellar, 7 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height of second story rooms, 6 feet.

DESIGN No 536





DESIGN K 649.

The foundation walls of this house are of brick. Where stone is cheap or readily obtainable, the same can be substituted. The exterior finish up to the belt course, as shown, is of siding, with shingles above.

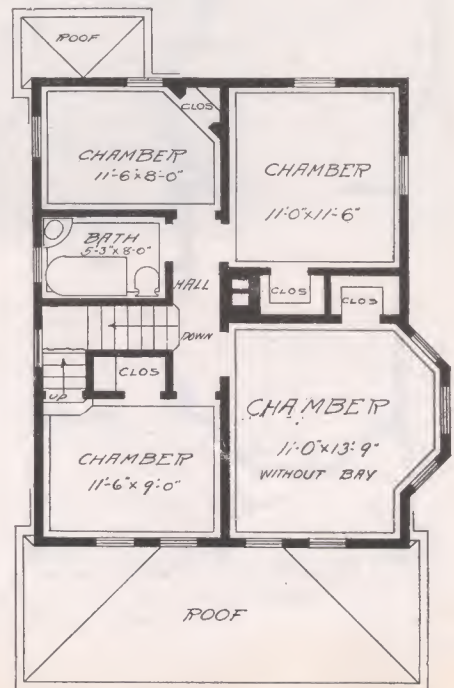
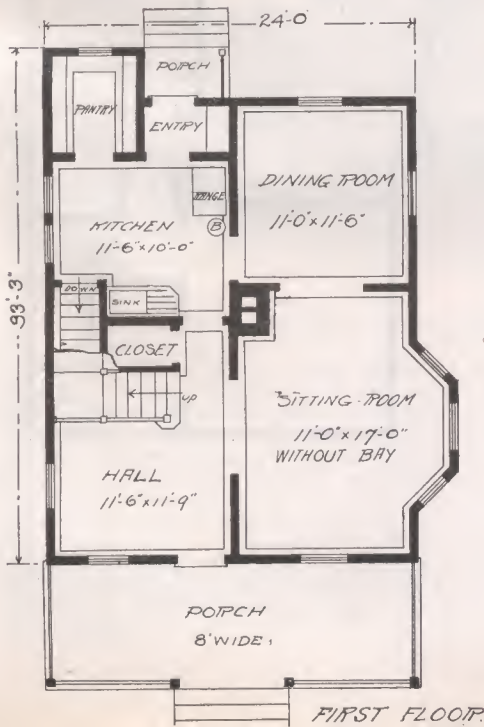
There is a basement under the entire house. A large pantry is provided and a special rear entry for the refrigerator. The house is heated by hot air heating and ventilating system and is provided with coal bins and fruit room in the basement, which has a cement floor.

Hardwood floors are included in the front

hall, sitting room and dining room. The finish of the house is either pine or cypress throughout. The plumbing is of modern exposed and guaranteed fixtures.

Were it so desired, a fireplace could be built in the sitting room at slight additional expense. There is a good sized coat closet under the main stairway and a vestibule could be easily arranged in the hall.

Cost, \$2,075; width, 24 feet; depth, 30 feet; height of basement, 7 feet; height of first floor, 9 feet 5 inches; second story, 8 feet 3 inches.



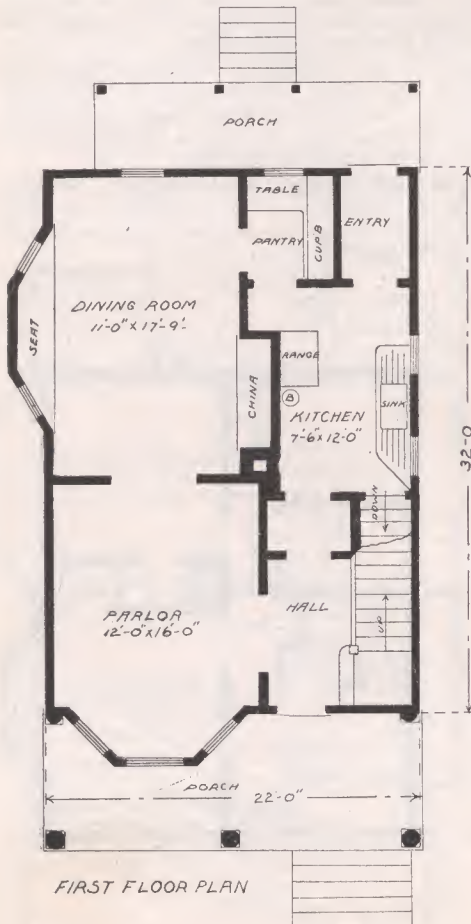


DESIGN K 1074.

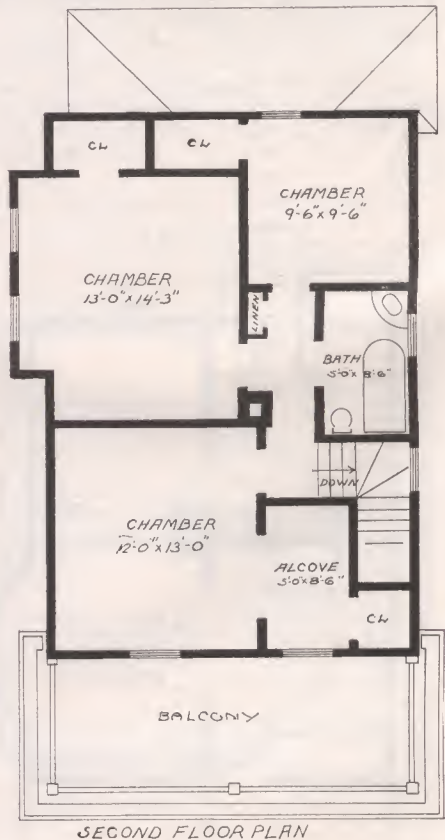
This cottage contains full basement and plumbing, and furnace heat is included in the estimate cost. The design is specially well suited to a narrow lot, same being but 22 feet in width not including the bay, which adds two feet.

The rooms are finished in pine and hardwood floors throughout the first story.

Cost \$1,875. Width, 22 feet; depth, 32 feet; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



1074





DESIGN K 109.

Think of it! A nine-room house, besides halls, pantry and bathroom, with the first story finished in hardwood and full basement with cement floor, furnace and complete ventilating system, open fire with mantel and built-in book cases, the best of plumbing fixtures, porcelain-lined bath tub, laundry, trays, etc., back plastering and all complete for \$2,400. Pine finish, small cellar, etc., will reduce cost.

This house has been built many times throughout the country, giving universal satisfaction. Hardwood floors in hall, bath, kitchen, dining room, parlor and sitting room. Pretty fireplace and mantel with book cases at each side in sitting room.

Cost, \$2,400; width, 31 feet; depth, 27 feet; height of basement, 7 feet 4 inches; first story, 9 feet 3 inches; second story, 8 feet 3 inches.



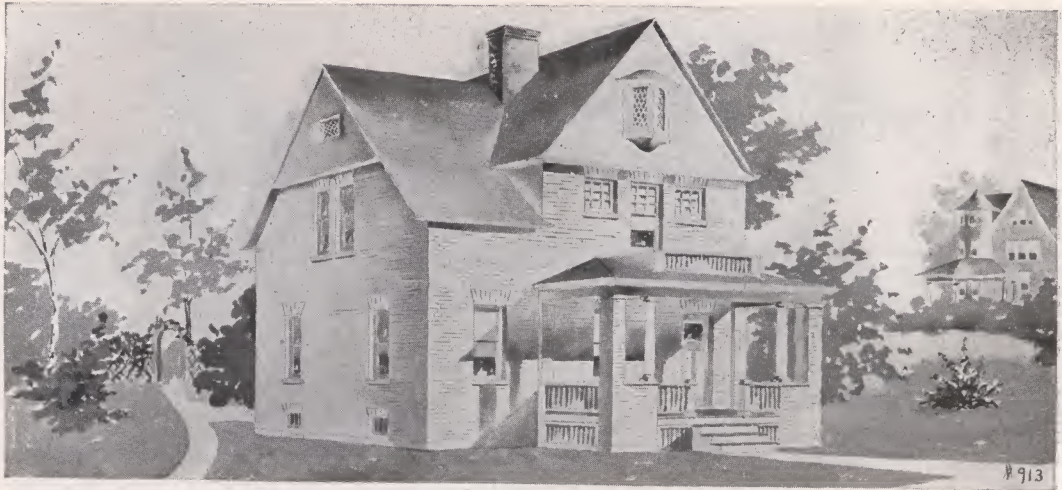
DESIGN K 5.

This house is planned with especial reference to heating with a good heater in the hall, where marked for same on the plan, although it is equally well adapted to being heated with a furnace. Also in this plan a bedroom on the first floor is provided which opens off the main hall and the sitting room as well, so that it may be used for any other purpose desired. It is provided with a large closet and would be kept very comfortable by the heater in the hall, while a chimney is adjacent to provide for an extra stove in case of sickness.

With a cellar under the entire house and hardwood finish in the hall, sitting room and dining room, the expense would be increased \$200, as such are not included in the estimate in this instance. Finish, pine or poplar.

The unique combination stairway in this design saves much space.

Cost, \$2,375; width, 31 feet 6 inches; depth, 33 feet; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest height second story, 6 feet.



DESIGN K 913.

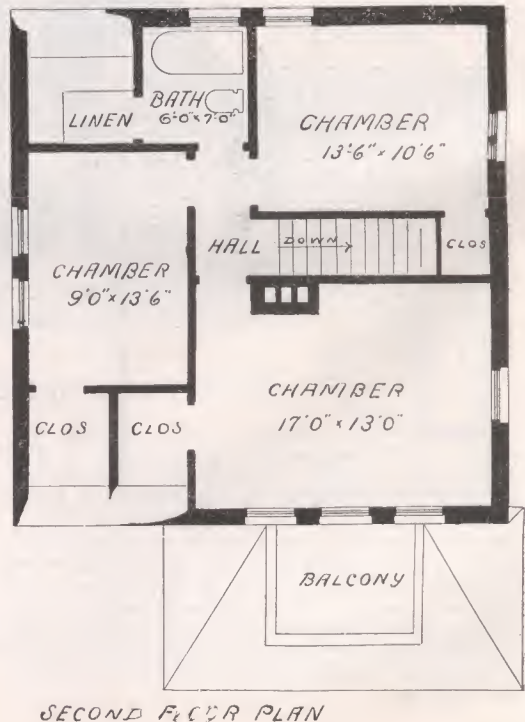
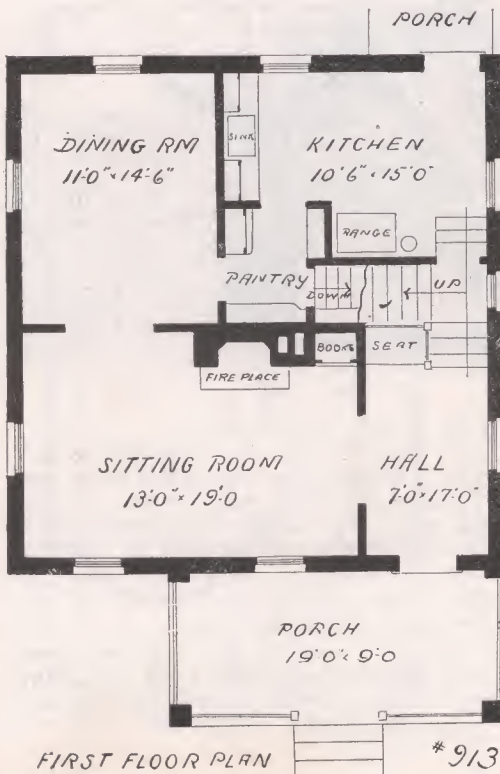
The construction of the cottage herewith illustrated is of stone for the basement walls up to the basement sill course. From this point to tops of second story windows brick is used, the facing brick being intended to be of selected common brick. The roof and gables are of shingles. Striking effects could be obtained by the use of stain on the shingles, either in harmony or contrast with the shade of brick used, and in this way get a very pleasing result at a small cost.

The plan arrangement of the cottage shown is very good, containing a cozy reception hall and large living-room with fireplace and

bookcase built in. The combination stairway gives access to both front and rear of house. The pantry provides ample shelving for cupboards.

The basement extends under entire house and contains a hot air furnace and fuel bin, with ample space for laundry if same should be desired. The finish of the rooms would be of cypress or pine, with pine floors. Hardwood finish in the main rooms of the first floor would increase the cost about \$100.

Cost, \$2,675; width, 28 feet 4 inches; depth, 29 feet 10 inches; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; second story rooms full height.





DESIGN K 729.

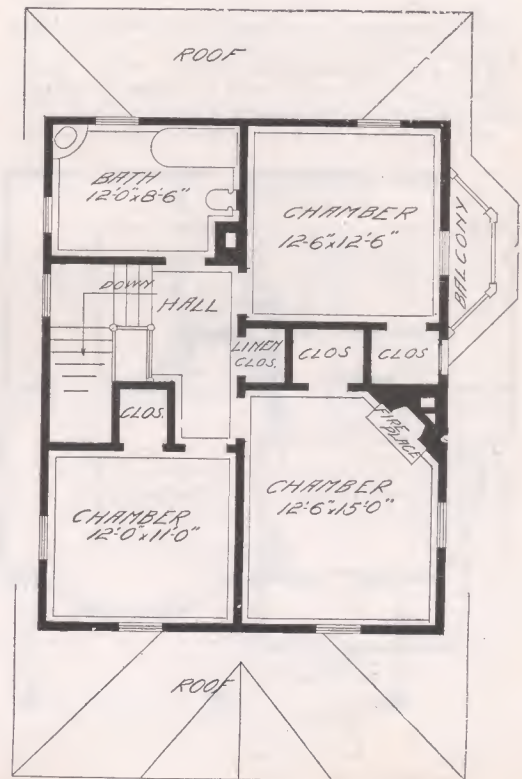
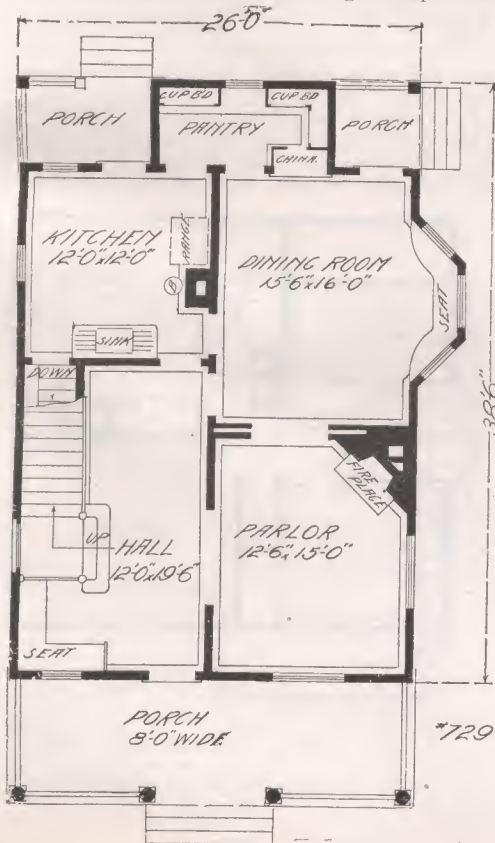
This design makes a very practical home. The long hall, with its broad staircase and pretty window seat presents a very attractive appearance. Sliding doors separate the parlor and dining room, this latter room being provided with a window seat and china closet. Both dining room and kitchen have little porches at the rear, a very convenient arrangement.

The attic is reached by a scuttle in the second story hall, but there is good space here

for two or three rooms if desired and a stair can be put in going up over main stair to reach them.

The finish of the interior is intended to be of pine or cypress; the exterior of clapboards, with shingles for the gables. There is a full basement with cemented floor and a hot air heating apparatus provided.

Cost, \$2,200; width, 26 feet; depth, 33 feet 6 inches; height of first story, 10 feet 9 inches; second story, 10 feet.





DESIGN K 799.

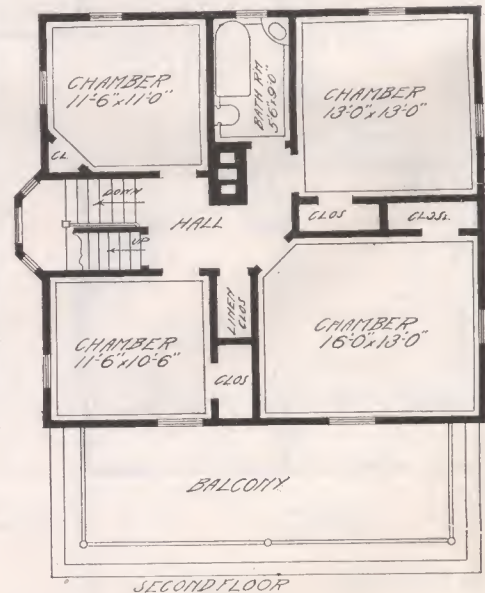
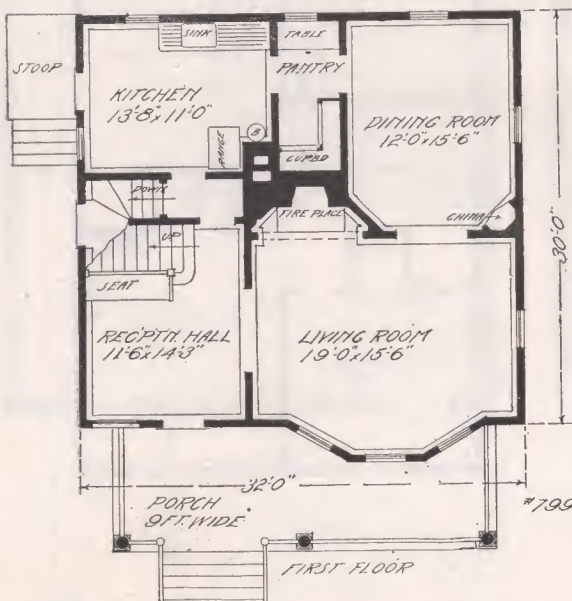
This design is on simple and modest lines and practical in the extreme.

There is a basement under the entire house, with cemented floor, a hot air heating apparatus and ventilating system is provided.

The finish of the first floor is intended to be

of Georgia pine, in the hall, living room and dining room,—the kitchen and second story being finished in pine or poplar, painted.

Cost, \$2,250; width, 32 feet; depth, 30 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.

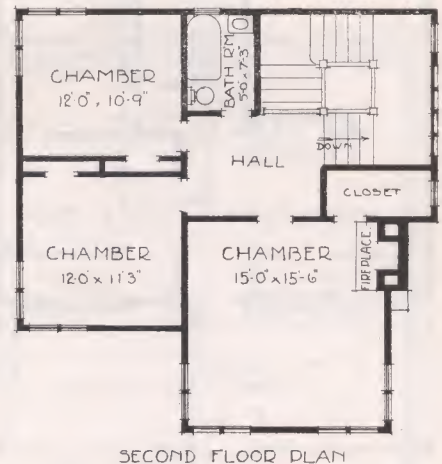
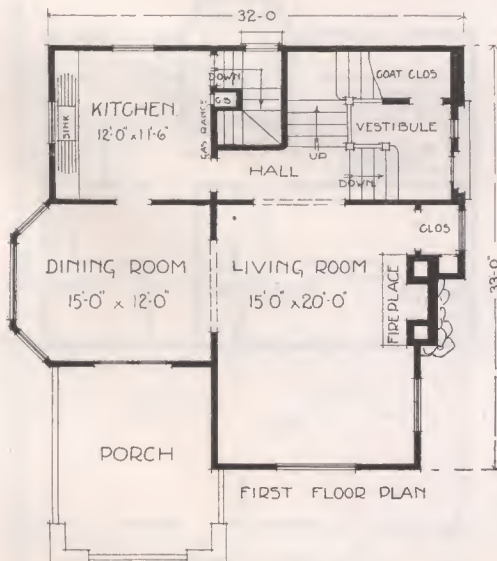




DESIGN K 1459.

An arrangement of several materials is sometimes of interest. This little home employs cement, brick, cobblestone and shingles on its exterior with good effect. The plan is unusual, the front entrance being separated from the porch, which is a family gathering place, opening from the dining-room. The chimney, which is such a pleasing feature of

the front, is for the fireplace of the living-room. On the second floor are three good chambers and a bathroom. Finish and floors of birch except chambers and bathroom, which are in white enamel. Hot water heat. Size, 33 feet by 32 feet; basement, 7 feet 6 inches; first story, 9 feet; second story, 8 feet 6 inches. Estimated cost, \$2,675.





DESIGN K 1173.

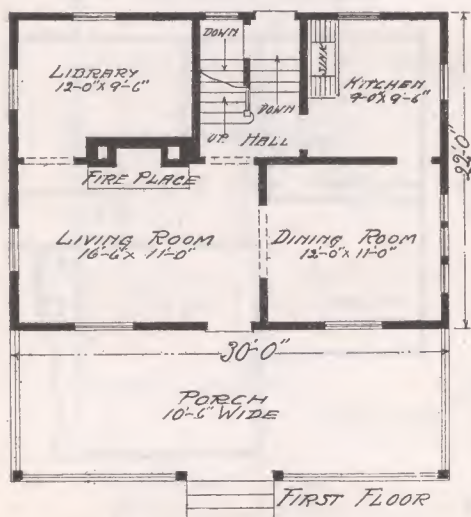
A model design of seven rooms and bath. The exterior treatment of this design is rather unusual in that 12-inch siding is intended up to first story window sills, with shingles above and a three-foot panel frieze.

The basement extends under entire house, in which provision has been made for hot air heating apparatus, laundry with wash trays, vegetable room, fuel bins, etc. Cased open-

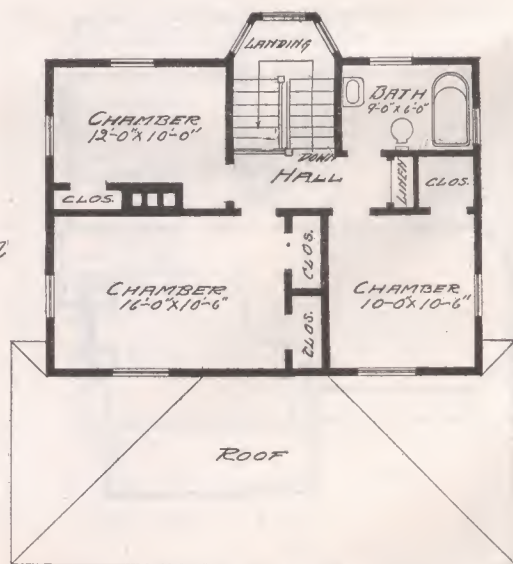
ings are intended between dining room and living room, and living room and library. The combination stairway in this design effects considerable saving in space.

The finish is to be pine or other soft woods, such as poplar or cypress.

Cost, \$2,250; width, 30 feet; depth, 22 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN No. 1173



SECOND FLOOR



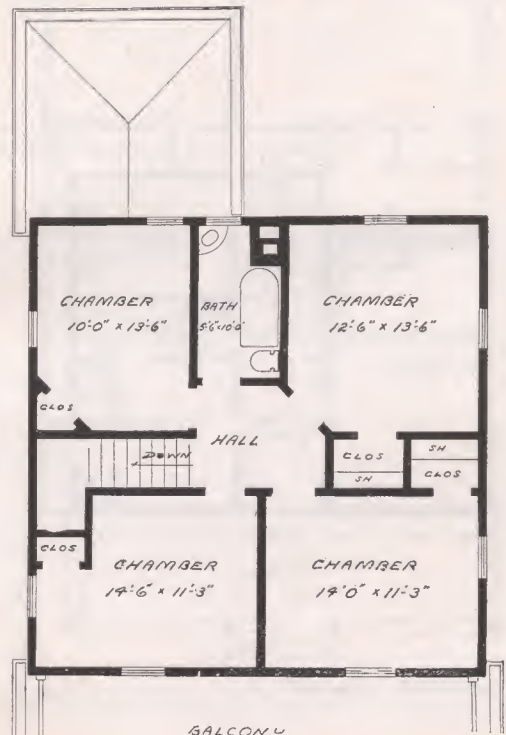
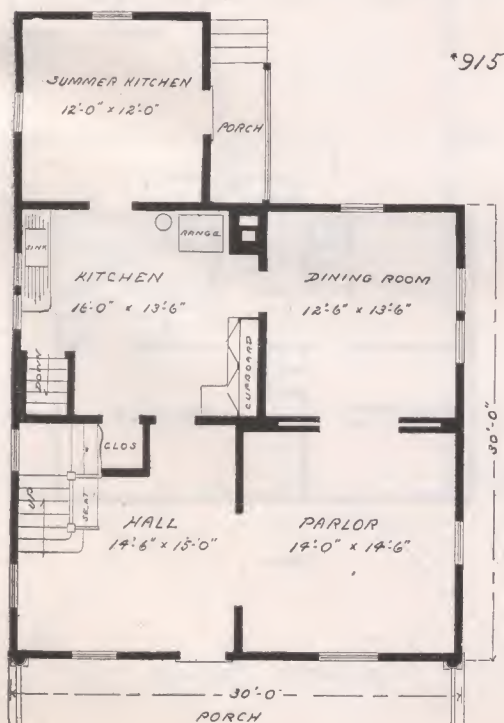
DESIGN K 915.

This is a plain, simple and practical house in every particular and withal a very attractive home, if it is not an expensive one. The reception hall is a very pretty apartment and the main rooms connect through wide openings in a very attractive manner. The exterior is of clapboards and there is a full basement under the entire house except summer kitchen and hot air heating apparatus is provided. There is also a good attic reached through scuttle in upper hall. The roof, if desired, could be raised and a stairway going up

over main stair put in and space secured for a couple of rooms in attic, if it were desired.

The finish throughout is intended to be of pine, poplar or cypress, painted or stained. Hardwood could be used to good advantage in hall, parlor and dining room at slight additional expense.

Cost, \$2,300; width, 30 feet; depth, 30 feet, not including summer kitchen; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 1130.

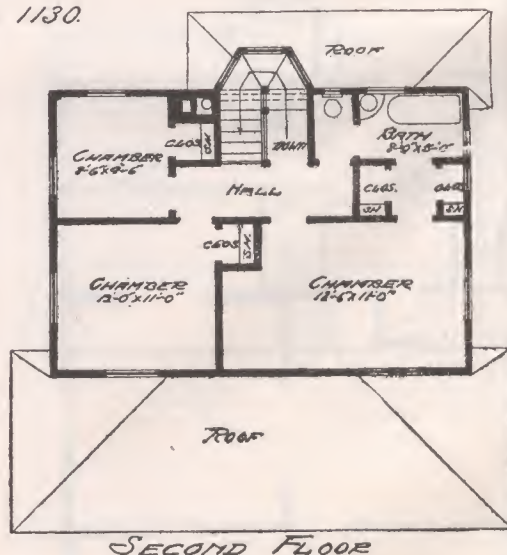
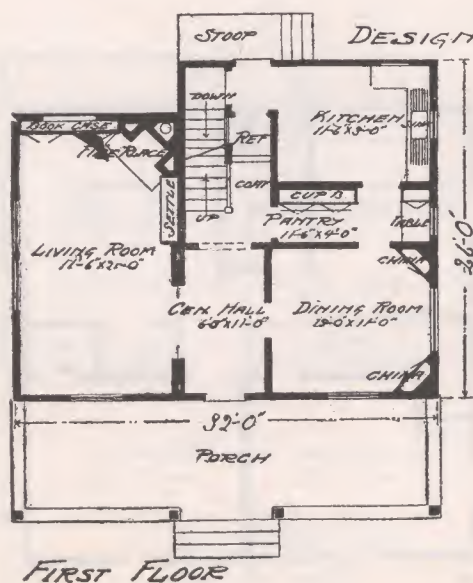
A design for a full two-story modern house of frame construction, the entire exterior of which is shingled. The design is well adapted, however, to clapboards or drop-siding as it is called in some localities. The wide porch and overhanging cornice give considerable character to the design.

The floor plan is especially desirable, as it is well arranged and passageway from kitchen to front door is secured without passing through any other rooms. It will be noticed

that dining room is placed on front part of house, this position being much favored nowadays. Dining room, living room, kitchen, pantry and all modern conveniences are provided on first floor. A full basement, hot air heating apparatus, plumbing, etc., are also included in the cost estimate.

The finish is to be pine, poplar or cypress, painted or stained.

Cost, \$2,100; width, 32 feet; depth, 26 feet; height of basement, 7 feet 6 inches; first story, 8 feet 3 inches; second story, 8 feet 3 inches.



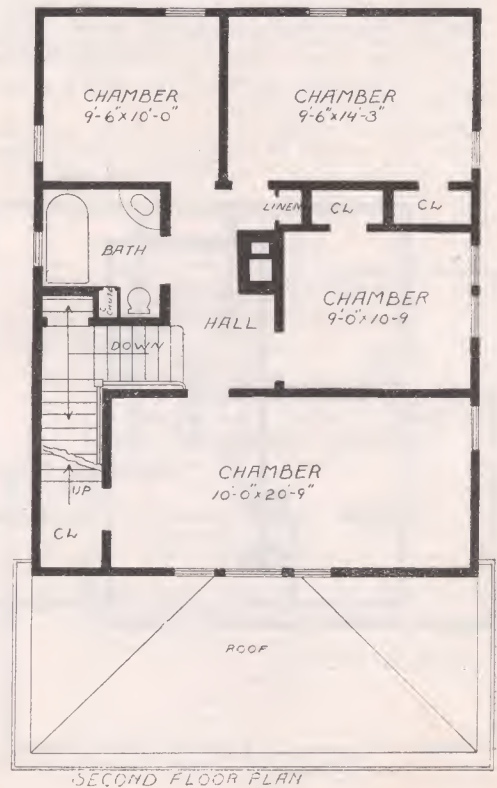
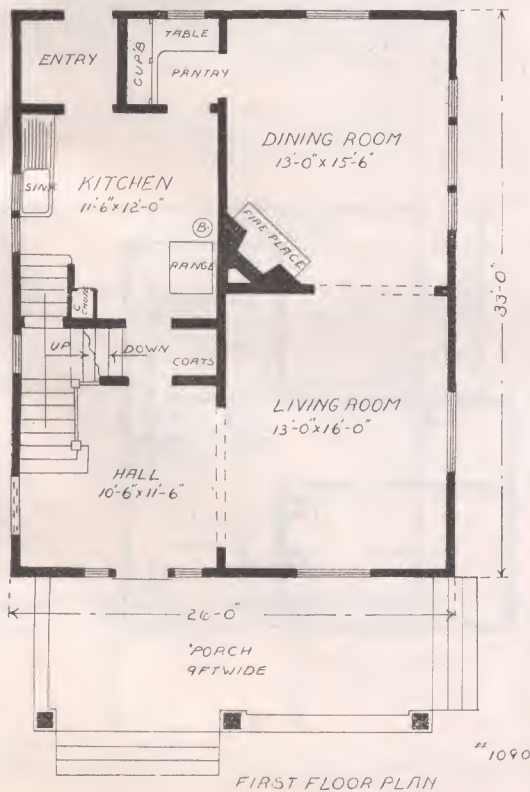


DESIGN K 1090.

This is another practical design where we obtain four chambers and bath on the second floor, quite unusual in a house of this size. There is a full basement with a hot air heating plant and a laundry. The finish of the main rooms of the first story is in Georgia

pine with pine floors. The exterior is clapboards for the first story and shingles on the second.

Cost, \$2,000; width, 26 feet; depth, 33 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 834.

In this design, we have a practical, cozy, six-room house, especially intended for a warm climate or for summer use only, as the house is set on brick piers. The house is plastered throughout, however, and contains a full set of plumbing, and could be readily arranged for basement with heating apparatus. Fireplaces are provided in living-room, dining-room and chamber. Some saving in cost could be effected, by omitting some of these.

One of the desirable features of this design is the large porch area, it being ten feet in width across the front, giving ample space for swinging hammocks.

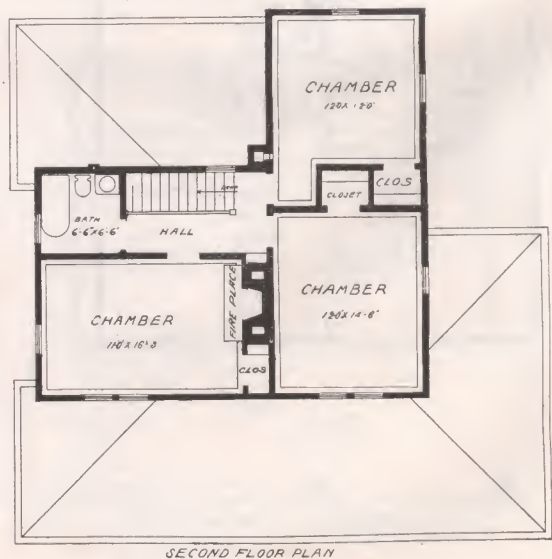
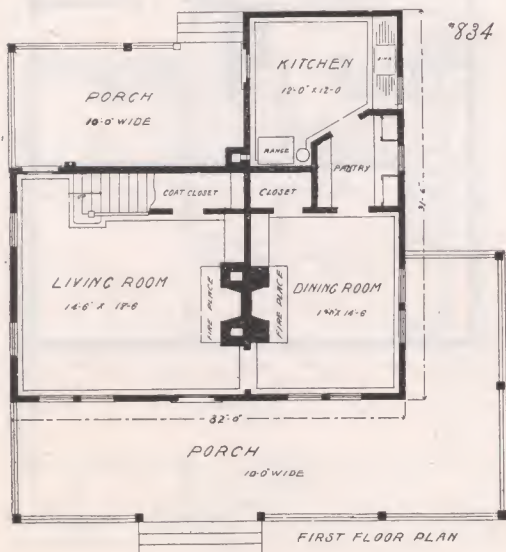
Fireplaces are all of neat designs in brick. There is a scuttle in second story hall ceiling,

giving access to attic, where there is storage space only.

There is a good sized pantry, completely equipped with necessary cupboards and shelves.

The exterior is finished with clapboards for the entire first and second story. The wide overhanging eaves of roof give a very pleasing effect. The finish throughout would be of pine or cypress, finished with stain or varnish for the main rooms of the first story. Balance of house painted, with pine floors throughout.

Cost, \$2,375; width, 32 feet; depth, 31 feet 6 inches; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 582.

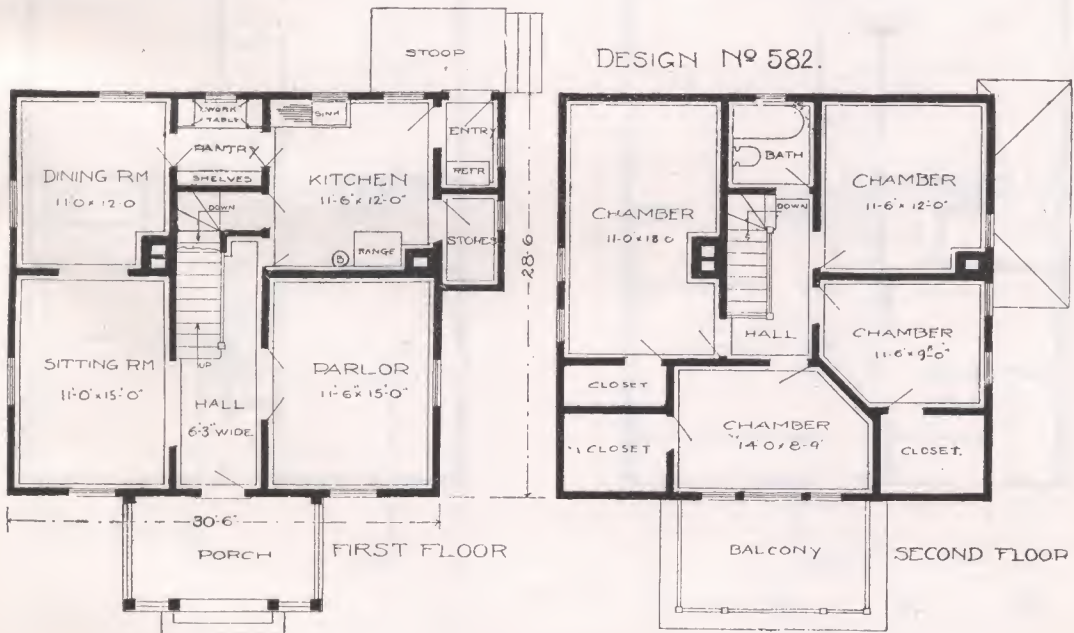
This is quite a fair sized house, contains four bedrooms and the parlor could also be used for a bedroom, if one were wanted on the first floor. As the house is nearly square and has few breaks, it is an economical one to build. But little room is taken up by halls.

The finish of the house is very simply detailed, and is of pine, white wood or poplar throughout, with pine floors. The plans only provide a cellar under the hall and parlor, the same could be easily extended under the entire house and this is recommended.

The house is well built, being sheathed with matched fencing, then papered and sided up

to the belt course and above this shingled and plastered on the inside. A scuttle to the attic is provided; there is only space, however, for storage. By using 18 feet studding all rooms could be made full height and a large attic obtained, also another bedroom on the second floor. A stair to attic could be built in over the main stair. A hot air furnace is provided.

Cost, \$2,275; width, 30 feet 6 inches; depth, 28 feet 6 inches; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 5 inches; lowest height of second story rooms, 4 feet 6 inches.

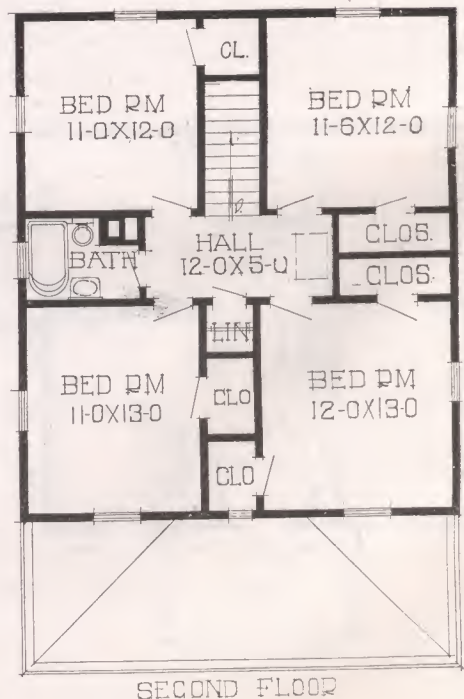
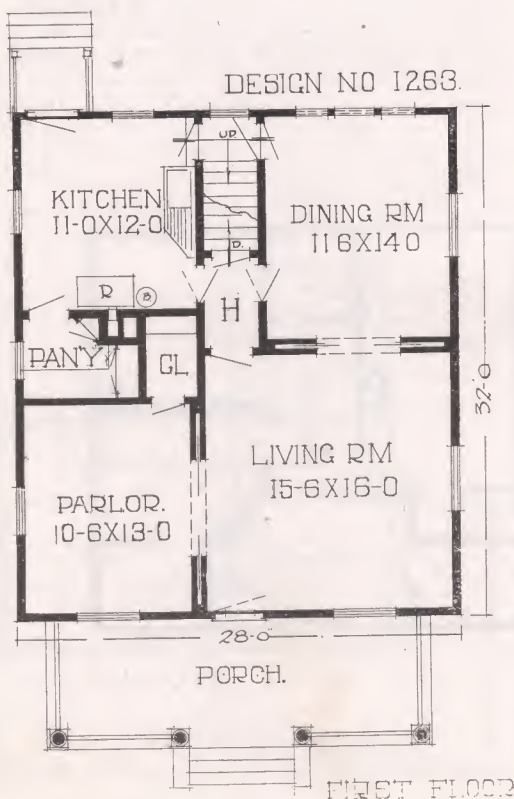




DESIGN K 1263.

A plain square house makes an economical home. The exterior is of siding and shingles. The plan is a little unusual but very convenient with its combination stair. The four chambers, bath and linen closet could not be improved in arrangement. Finish and floors of Georgia

pine throughout. Attic for storage only. Furnace heat. Size, 28 feet by 32 feet; basement, 7 feet 6 inches high; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Cost is estimated at \$2,500.



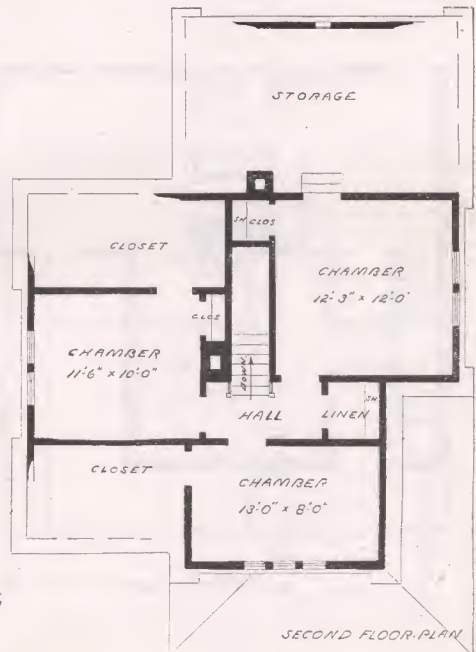
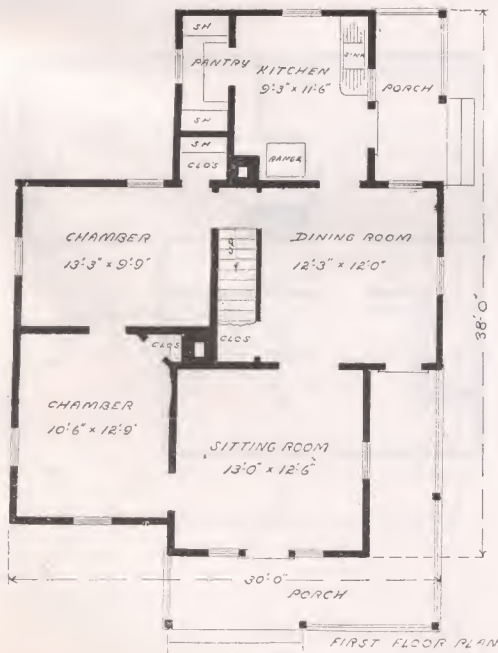


DESIGN K 926.

This is quite a spacious cottage or house, being planned more especially for the south and therefore not provided with a basement or heating apparatus, though it can be readily built with basement and heating apparatus installed, by carrying down outer foundation walls which are of brick, a little ways and sloping off to sufficient head room. Stairway leading to same could go down under main stair or by taking a little piece off of pantry, stair could go down to basement from kitchen.

The house is designed to be constructed as economically as possible and while simple and inexpensive to build, is nevertheless, very attractive in its exterior appearance. Clapboards are intended to be used on the exterior and the finish throughout the interior is pine, poplar or cypress, painted or stained.

Cost, \$2,475; width, 30 feet; depth, 38 feet; height of first story, 10 feet; second story, 8 feet; lowest wall height of second story, 3 feet 9 inches.



926

#667.



DESIGN K 667.

A cozy, six room house with hall and large pantry in addition. The stairway is simple, but neatly detailed. The fireplace has a mantel with facings of tile. The spacious porch which is eight feet wide and extends clear across the front and back to the dining-room, is a very pleasant feature.

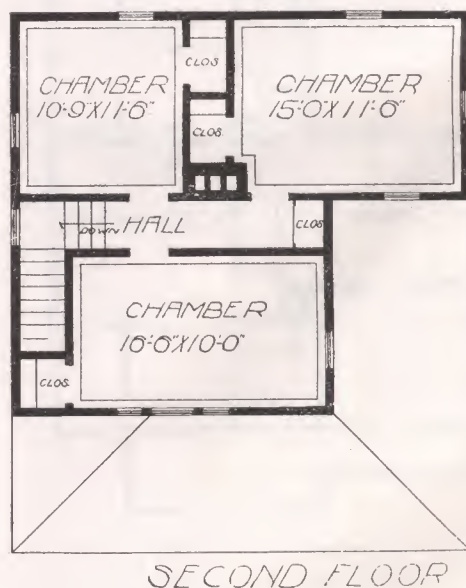
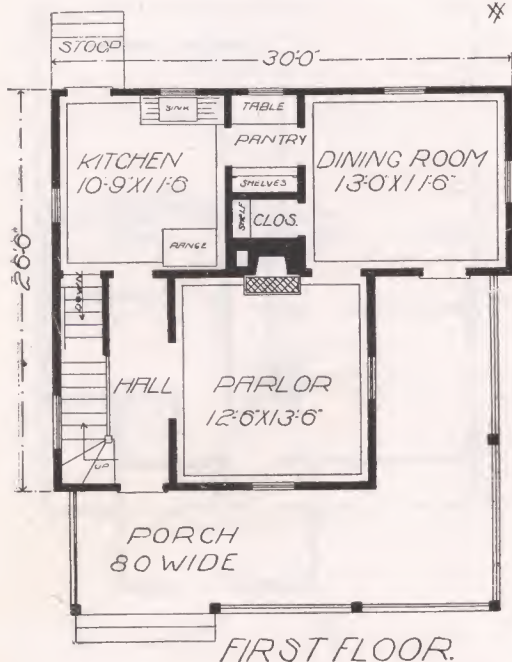
Also if the larger rear chamber were reduced a little in size, a bathroom could be arranged between the two rear rooms. A scuttle

is provided to attic which is large enough for storage.

Finish is of pine, poplar or cypress, painted. Hardwood floors in hall, parlor and dining-room. Furnace heat.

Cost, \$2,400. Width, 30 feet; depth, 26 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height of second story rooms, 6 feet 6 inches.

667





DESIGN K 1023.

This is an attractive type of the gambrel roof, semi-Colonial—sometimes called Dutch Colonial—architecture. This house is very complete in every respect, the exterior being of clapboards up to the belt course and gables shingled.

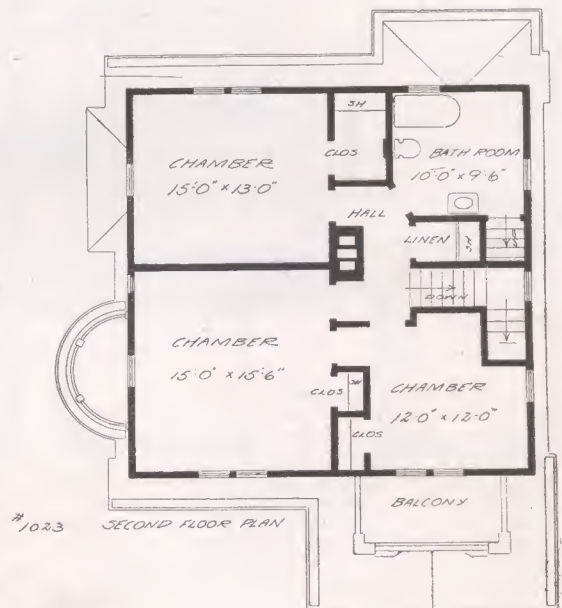
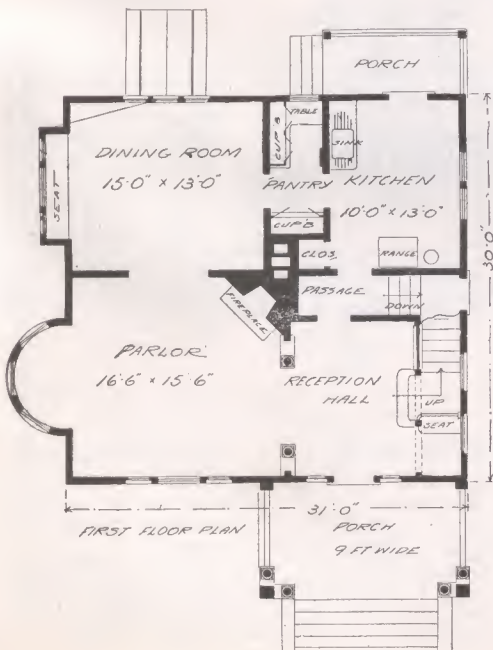
The reception hall is a very pretty apartment, the seat and staircase at the right being nicely finished with paneled wainscot and a half-screened stair. The columned opening between reception hall and parlor and the circular bay window of parlor make an exceedingly pretty interior.

Direct passageway from kitchen to front door is secured without passing through any other room. There is a combination outside

and inside cellar stairway with door at grade under the main stair landing. The bedrooms of second story are very satisfactory and there is a stairway leading to the attic where storage space is secured; not large enough for any rooms.

Basement extends under entire house and contains laundry, fuel bins, hot air heating apparatus, etc. Finish intended for principal rooms of first floor is oak or birch with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,600; width, 31 feet; depth, 30 feet; height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest height second story rooms, 6 feet.





DESIGN K 230.

A cozy, attractive, low cost house. Fine reception hall with pretty stairway. Attractive ingle nook in parlor with open fire, visible on entering hall. Dining-room of good size, the alcove making a convenient yet out-of-the-way place for the sewing machine. Sideboard built in opening into dining-room and pantry. Back stairway. Full height stories.

The seat in the parlor has a hinged cover,

making a storage place for magazines, etc.

The mantel is a very neat, though inexpensive affair. It has a very pretty little shelf ornamented with a row of dentils and a panel in the wood on either side. Finish, cypress or pine.

Cost, \$2,000. Width, 27 feet 6 inches; depth 30 feet; height of first story, 9 feet 6 inches; second story, 9 feet.



DESIGN K 193.

Another practical design for a low cost home. The sitting-room can be used to good advantage for a bedroom, if desired, as the parlor and reception hall on the front are of good size and at the same time the second floor has four nice bedrooms, the ceilings of which are not cut into by the roof to any detrimental extent, as the lowest point is a little over six feet. A small cellar only.

The large closet under the stairs makes an excellent place for wraps and coats. Omitting the sliding doors would save \$30. There is

a good-sized attic in the house, and stairway to it might be had from the smaller front chamber, the plans at present calling only for a scuttle in the hallway. A full basement would add from \$200 to \$225 to the cost. Siding is used for the exterior finish. Double floors are provided for both first and second stories. Finish, pine or poplar.

Cost, \$2,050. Width, 25 feet 6 inches, depth 44 feet 6 inches; height of first story, 9 feet 3 inches; second story, 8 feet 3 inches. Lowest height of second story, 6 feet 3 inches.



DESIGN K 873.

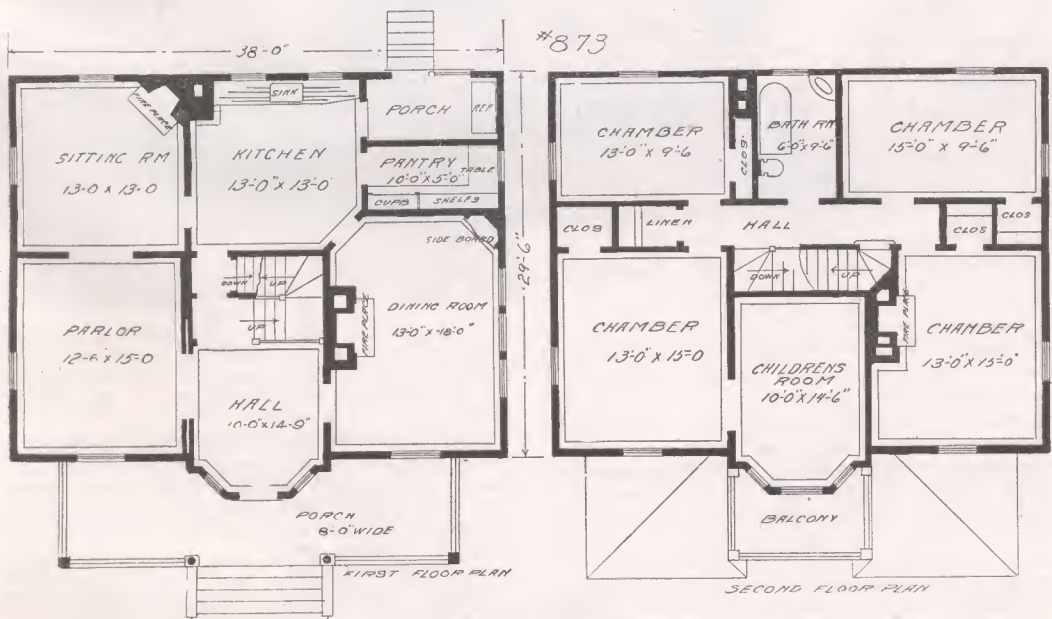
A compact nine room house suitable for the home of a good sized family. The Colonial treatment in its simple and graceful lines is well adapted to this style of house.

Entering into the center reception hall, we find on one side the dining room, 13x18 feet in size. This room is prettily treated with a triple high window, and further embellished with an open fireplace and built in china cabinet. If it were desired to pass from kitchen to dining-room through the pantry this could be readily done by placing pantry shelving on rear wall, thus giving space for a door from dining-room to pantry.

Pleasant open fires are also provided in the back sitting-room and in the chamber over dining-room. The rear porch is partially enclosed thus providing an excellent place for the refrigerator.

Basement contains a hot air heating plant, laundry and fuel bins. Ample space in attic for one or two additional chambers. Finish of main rooms of the first floor in brick with hardwood floors; balance of finish soft wood painted.

Cost, \$2,700; width, 38 feet; depth, 29 feet 6 inches; height of basement, 7 feet; first story, 10 feet 3 inches; second story, 9 feet 3 inches.





DESIGN K 48.

A home that shall contain the necessary rooms for the comfortable accommodation of a small family and those rooms of good size, nicely finished, using Georgia pine in the hall, sitting room and dining room, with an attractive interior containing features such as the ingle-nook off of the sitting room.

First to be noticed is the broad and roomy porch; next the very pretty reception hall, with the staircase and dining room entrance just in front as the house is entered, and immediately at the right the wide opening, giving

access to the sitting room, and from which would be obtained a glimpse of the cozy chimney-nook, with its open fire and seats.

The dining room is of rather unusual size for this cost of house, but there are few places where the space can be used to better advantage and the pantry and kitchen arrangements seem to be complete. Finish, cypress, pine or poplar. A hot air heating plant is provided and a full basement.

Cost, \$2,250; width, 26 feet 6 inches; depth, 35 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN K 50.

Remarkably compact and convenient of arrangement is this design, the body of the house being but 24 feet square, with a small extension at the rear for the pantry and rear porch.

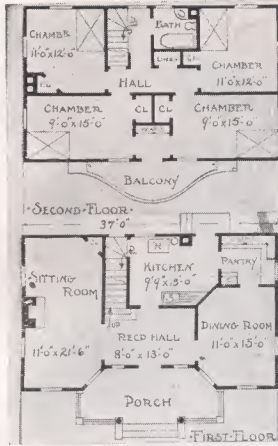
The first thing to attract in the interior arrangement is the pretty square reception hall with the combined staircase across the back side of same, making with the seat in front a very attractive view as a person enters. Under the seat, the cover of which would be made to lift, would be ample space for the storage of rubbers, skates and tennis rackets.

At the right, through a wide opening, the

sitting room is entered. This room is of good size and is provided with an open fire. Directly back of this room and connected with it by another wide opening is the dining room.

Passing from the dining room through a large, roomy pantry, nicely fitted up with cases and shelves for dishes, flour bins, drawers, moulding board, etc., the well arranged, convenient kitchen is reached. Finish, pine or poplar. Hot air heat.

Cost, \$1,900; width, 24 feet; depth, 24 feet; height of basement, 7 feet; first story, 9 feet 4 inches; second story, 8 feet 3 inches; lowest height in second story, 6 feet.



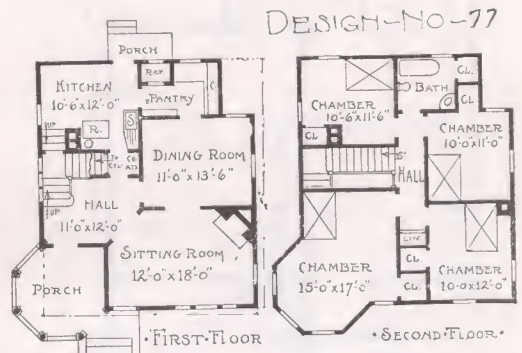
DESIGN K 67.

This house will go nicely on a forty-five or fifty-foot lot, as the extreme width of the house is but thirty-seven feet, and most of the light coming from the front and rear removes all objections in that direction. A house of shallow depth has the advantage, as it can be set back from the street a sufficient distance to obtain a nice front lawn, and on general principles a much better plan can be obtained with a broad frontage than narrow.

The chambers of the second floor are of good size and pleasantly located, each being in a corner of the house, while a good supply of closets are provided.

There would also be a very fair attic that would provide in ample manner for storage space. Finish, cypress or pine. Hot air heat.

Cost, \$1,975; width, 37 feet; depth, 22 feet 8 inches; height of basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches; lowest height second story, 6 feet.



DESIGN K 77.

This design has several attractive features, among which is the octagonal porch and nice reception hall and large sitting room provided with open fire. The stairway ascends five steps to a landing and then turns to the right, reaching the second story in the middle of the house, effecting a most economical arrangement of second story hall. The kitchen is reached through a little entry under the stairway, which provides access to the cellar

and a little recess for coats and hats. The dining-room is reached from the hall and is connected with the sitting-room by a wide arch, making a very nice arrangement and very materially increasing the available room to be occupied by the family. Finish, cypress or natural pine. Basement and hot air heat.

Cost, \$1,900; width, 27 feet 6 inches; depth, 33 feet; height of basement, 7 feet 6 inches; first story, 9 feet 3 inches; second story, 8 feet 3 inches.



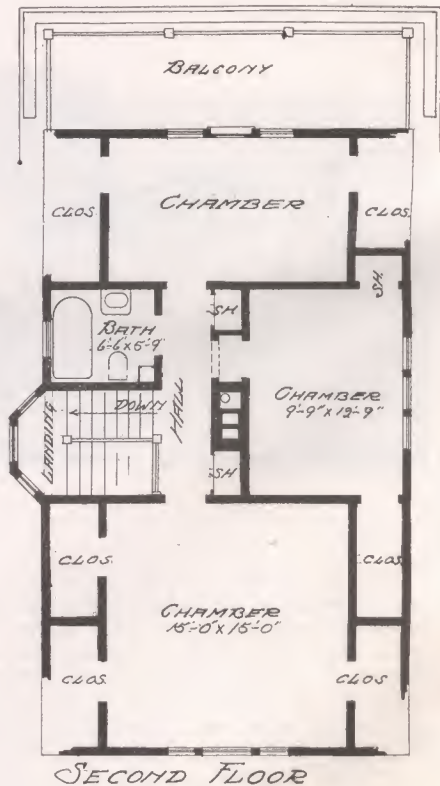
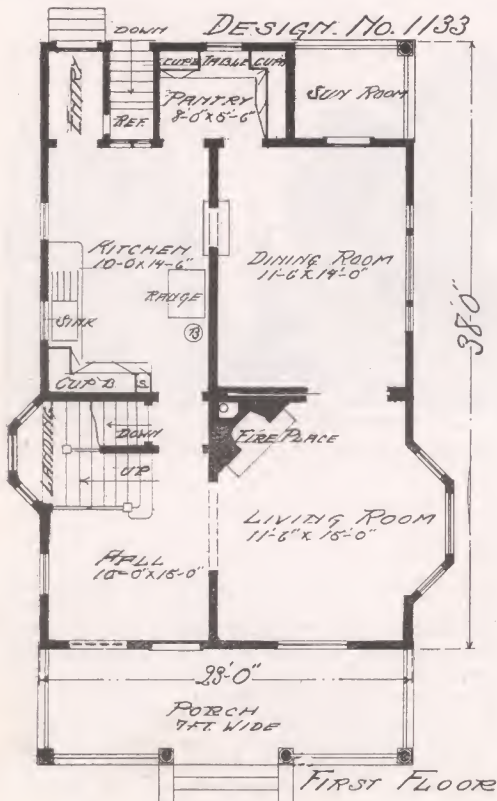
DESIGN K 1133.

This design has many attractive features. The drawings call for clapboards for first story and shingles for second. There is a full basement (with outside cellar entrance), hot air heating apparatus.

The living-room, connected with reception hall by means of a wide cased opening, is

cheery and inviting, leaving a large bay window and neat fireplace.

Finish intended is pine, poplar or cypress, painted or stained. Width, 23 feet; depth, 38 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Cost, \$2,200.





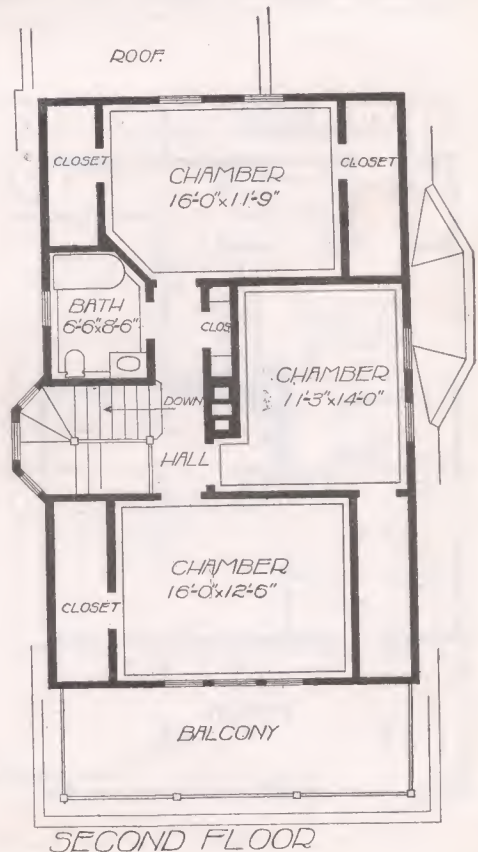
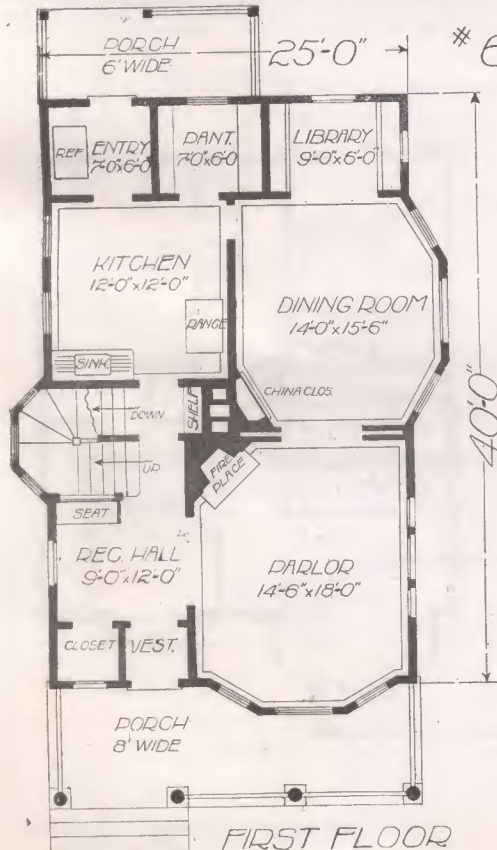
DESIGN K 639.

The cottage design herewith illustrated, is one of my most popular designs of low cost homes. The parlor is a cosy and homelike room with its bay on the front and the casement windows on the side. These are high casement windows, making an excellent place for a piano beneath same, or for a bookcase or flower shelves.

The full basement, hot air heating and ventilating system, laundry, large rear porch, en-

try and pantry, will be found desirable features. Hardwood floors are included for the entire first floor, and second story hall and bath. Finish of pine or cypress.

Cost, \$2,150; width, 25 feet, not including bays; depth, 40 feet; height of basement 7 feet; first story, 9 feet 9 inches; second story, 8 feet 9 inches; lowest height second story, 8 feet.





DESIGN K 1148.

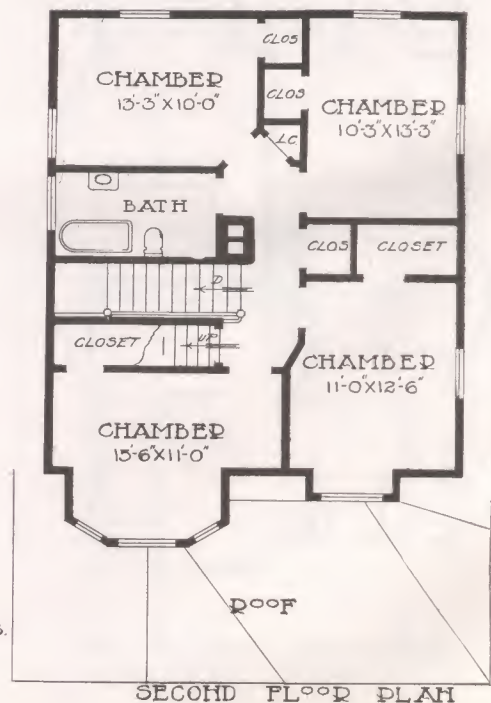
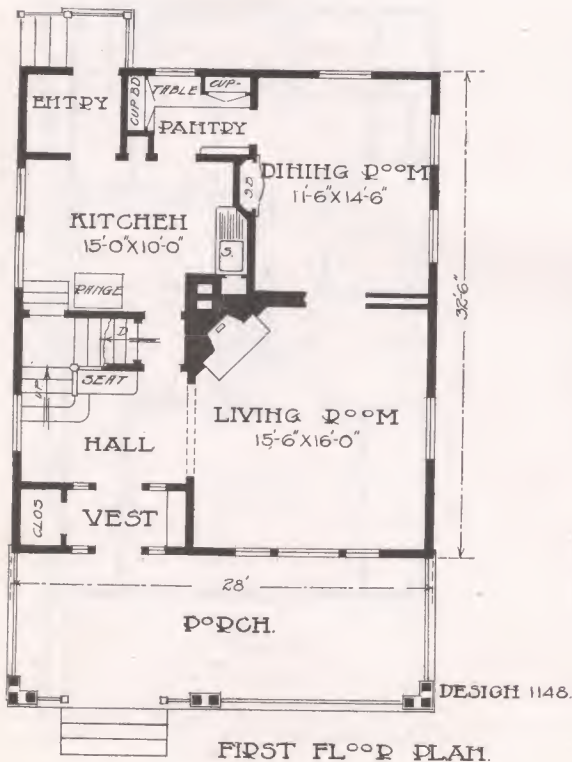
An unusually attractive design possessing a great deal of individuality, with the artistic design of the front. The exterior is intended to be of clapboards, though this house would look well shingled if desired.

The plans call for full basement with hot air heating apparatus, laundry, etc. The attic has two good rooms, one large and one small

with storage space besides.

The finish of the principal rooms of the first story is to be of birch with birch floors. The balance to be pine, poplar, or cypress, painted or stained.

Cost, \$2,250; width, 28 feet; depth, 32 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 6 inches.





DESIGN K 597.

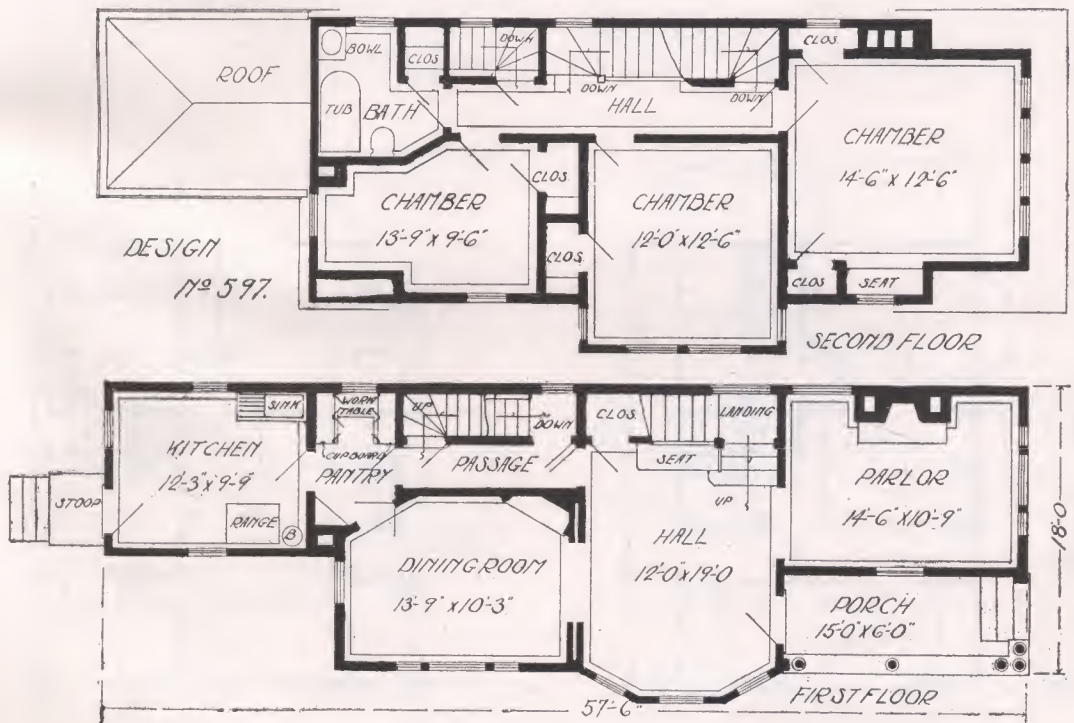
A design for a 20-foot lot, having a pleasant porch, handsome reception hall, with stair case and seat, with coat closet arranged under stairs and parlor and dining-room opening off the hall, the former room by a cased opening and the latter by sliding doors. The dining-room has a built-in china closet.

In the basement a laundry, hot air furnace, coal bins and outside cellar entrance are pro-

vided. The attic has one servant's room finished off. Bath has a large linen closet.

The main rooms of the first floor are of Georgia pine, finish and floors. Balance of finish, pine or cypress.

Cost, \$2,400; width, over all, 20 feet; depth, 57 feet 6 inches; height of basement, 7 feet, 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 1153.

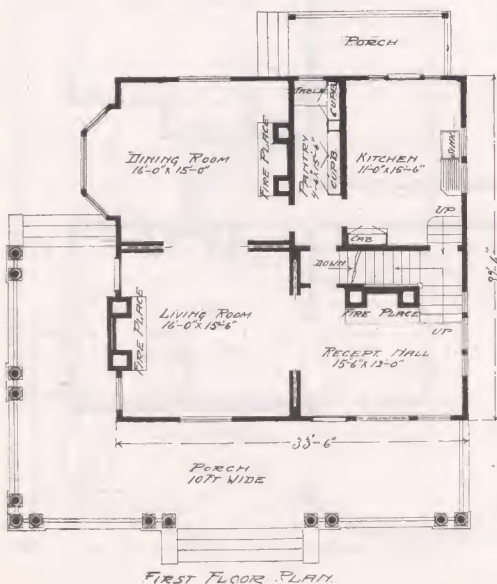
A gambrel roof summer cottage, possessing many desirable features of floor plan arrangement and exterior appearance. The magnificent porch on the front going around on one side, is a great advantage. The rooms are all of good size. The reception hall is very pretty with its staircase winding around the fireplace.

The basement is excavated under the right-hand half of the house, with small furnace, the balance foundation wall only and unexcavated, but this can readily be included by carrying the outer walls down. There is a laundry and

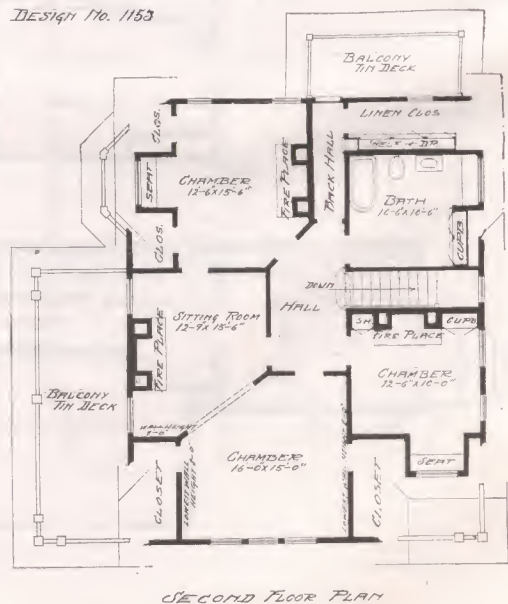
outside cellar entrance in basement. No attic is provided except for ventilation.

The finish of the main rooms of the first story is to be of oak or birch and the balance to be of pine, poplar or cypress, painted or stained. Hardwood floors are intended throughout the first story.

Cost, \$2,375; width, 33 feet 6 inches, not including side porch or bay; depth, 32 feet 6 inches, not including front porch; height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 8 feet 6 inches; second story rooms full height.



Design No. 1153





DESIGN K 1178.

Another gambrel roof cottage with many attractive features. The basement is intended to be of concrete; first story of clapboards and second story or gables of shingles.

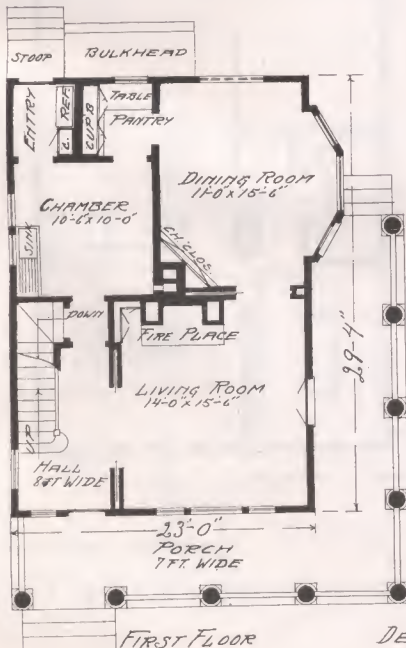
The floor plan arrangement is unusually compact and a desirable use of space in every way.

There is a full basement under the entire house with hot air heating apparatus, laundry, outside cellar entrance, etc. There is no attic provided except for ventilation and storage.

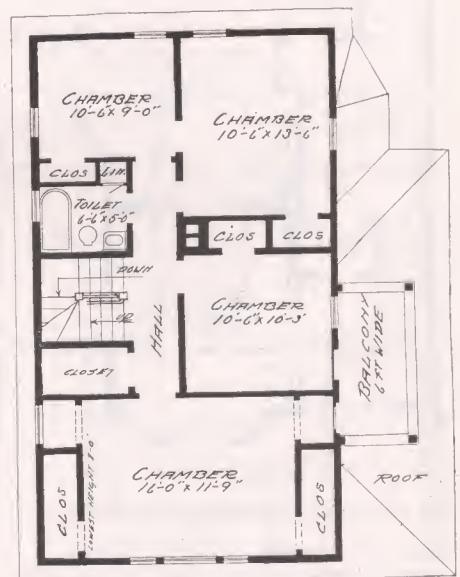
It is reached by means of a stairway going up out of second story hall.

The finish of the principal rooms of the house is of oak or birch, with hardwood floors. The balance to be of pine, poplar or cypress, painted or stained.

Cost, \$2,400; width, 23 feet, not including side porch or bay windows; depth, 40 feet, including front porch; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Second story rooms full height.



DESIGN No. 1178



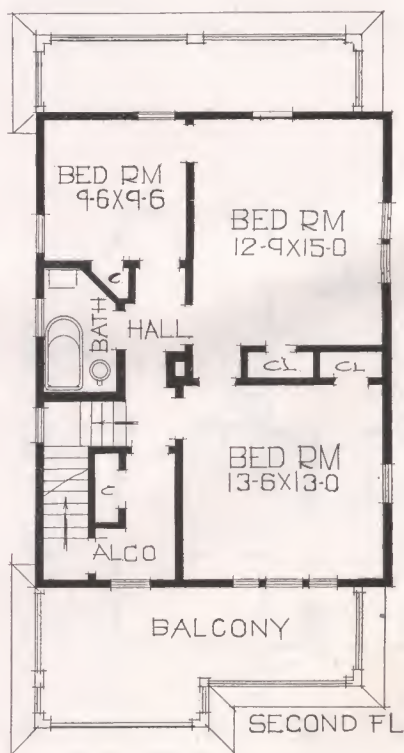
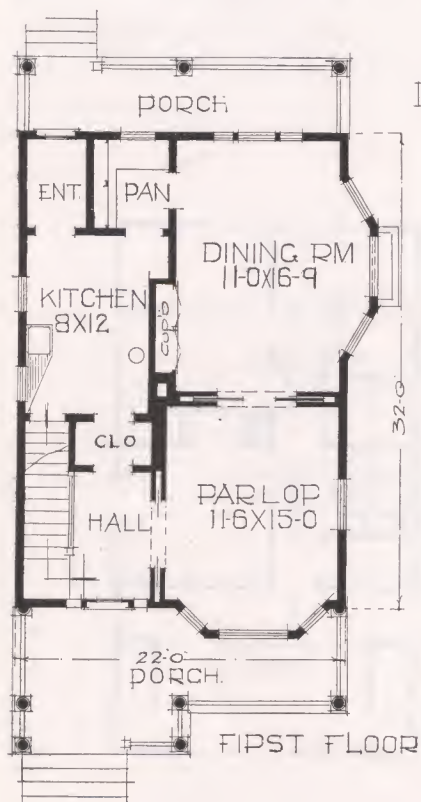
SECOND FLOOR

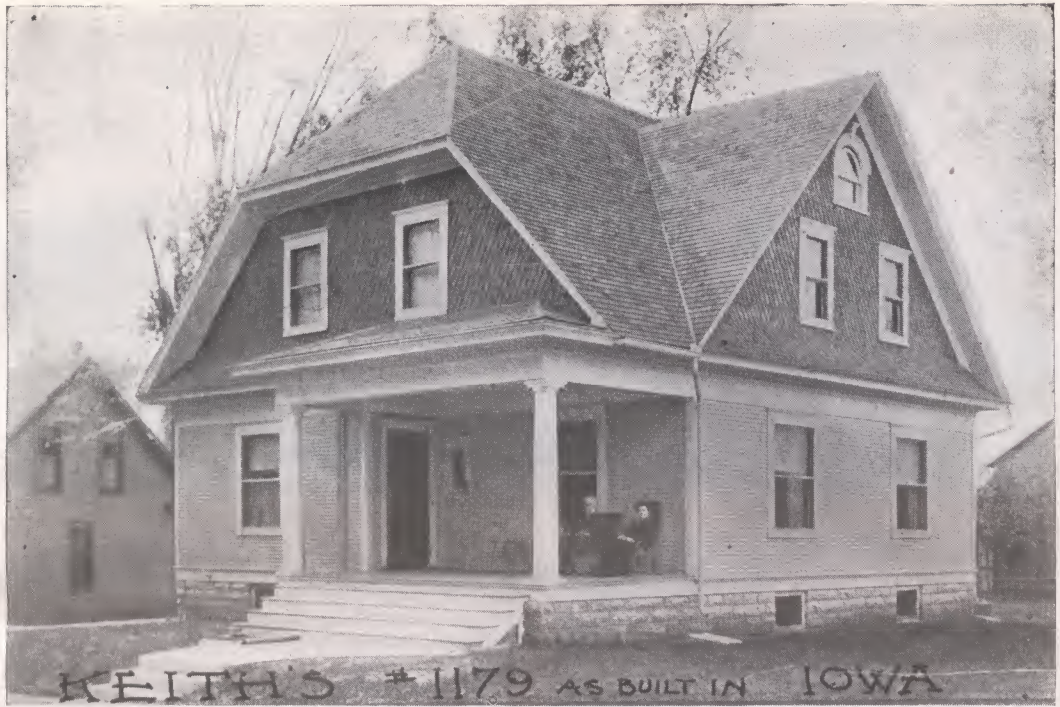


DESIGN K1291.

Here is a cosy and compact little home of six rooms in addition to reception hall, pantry, bathroom and an alcove. The exterior is of siding for the first story and shingles on the second. The hall, parlor and dining-room are separated by sliding doors giving a very open effect when pushed back. The dining-room has

an attractive cupboard and pantry and kitchen are well appointed for service. On second floor are three chambers, bathroom and alcove with attic stair. Finish and floor of Georgia pine. Furnace heat. Size, 22 feet by 32 feet; basement, 7 feet 6 inches high; first story, 9 feet 5 inches; second story, 9 feet 5 inches. Estimated cost, \$2,300.





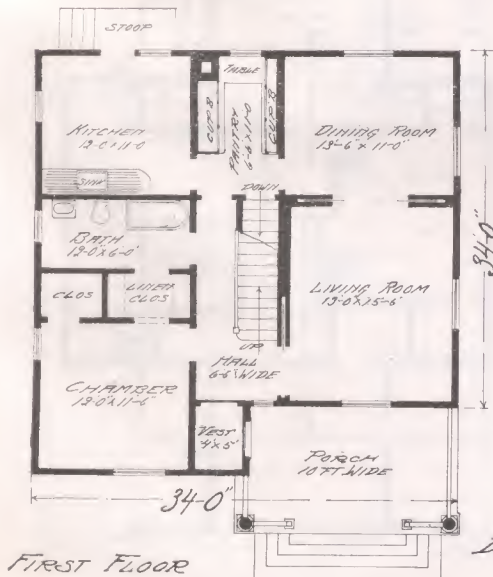
DESIGN K 1179.

A spacious and attractive cottage design, both as to exterior and floor plan arrangement. The vestibule can be thrown into the hall or used to enlarge the porch. A little money can be saved by omitting the sliding doors.

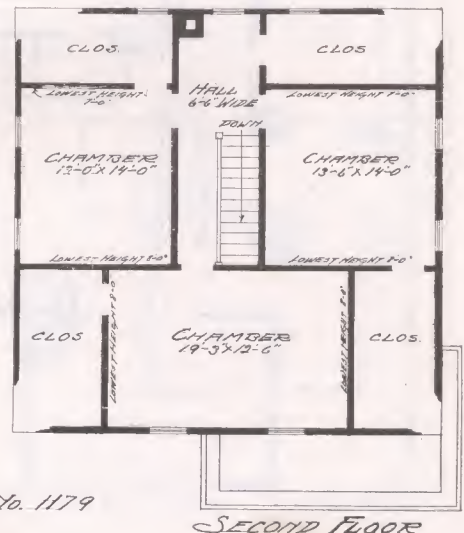
The exterior is intended to be of clapboards, that is, for the first story, and the gables are to be shingled.

There is a full basement under the entire house with hot air heater installed, outside cellar entrance, laundry trays, etc. There is no attic except for ventilation.

Cost, \$2,200; width, 34 feet; depth, 34 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Lowest wall height, second story rooms, 7 feet.



DESIGN No. 1179





DESIGN K 610.

In this design we have a story and a half cottage home, containing many little desirable and unique features.

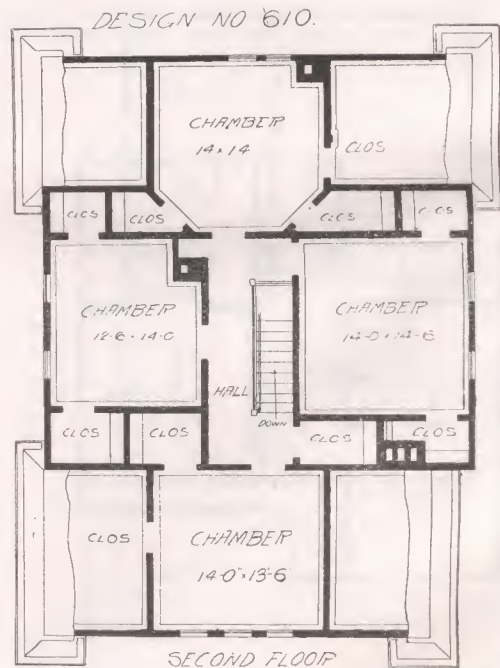
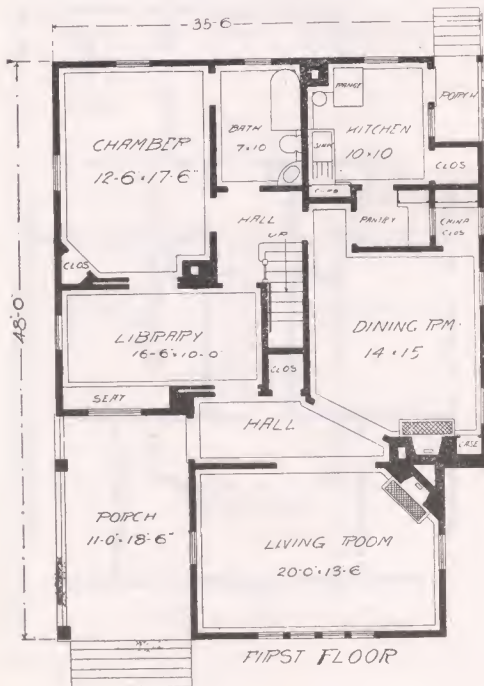
Sliding doors separate the hall from the library and the library from the chamber. This latter room is very conveniently located with reference to the bathroom and the little back passage way also provides access to the bathroom as well as to the second floor.

There is no cellar or heating included in the estimate of cost. These items could readily be added to the house, if they were desired;

though a full basement, with a hot air heating and ventilating system, would increase the cost about \$300.

The finish of the house is intended to be of pine or cypress, throughout, and hardwood floors in the dining room, bath and kitchen.

Cost, \$1,900; width, 35 feet 6 inches; depth, 48 feet; height of first story, 10 feet 3 inches; second story, 8 feet 9 inches; lowest height second story front and rear rooms, 6 feet; other rooms, 7 feet 4 inches.





DESIGN K 944.

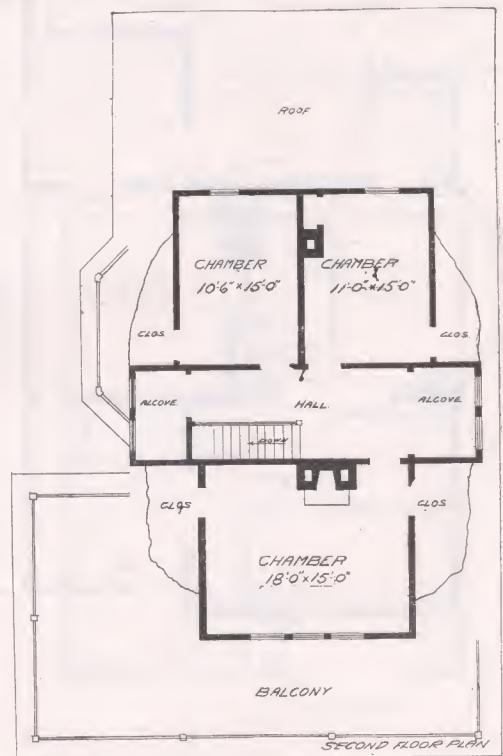
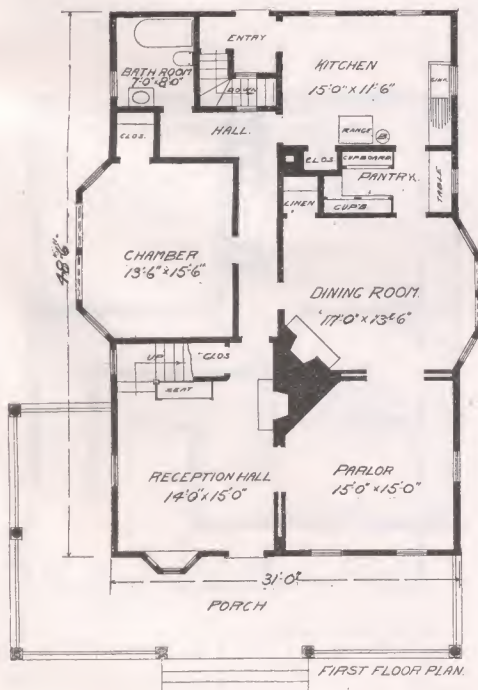
This design is well adapted to serve the purpose of a suburban home where there is to be had a lot, of quite good size, which would be necessary for this house, as the house itself takes about forty-six feet in width over cornices.

There is provided the convenience of bath and chamber on the first floor. On the second floor three chambers of good size are arranged. The hall of second story is quite unusual, extending as it does across the entire house. It, however, gives the best of ventilation and is cosily fitted with alcoves at each end, in which are seats, built in.

There is only a small cellar provided underneath kitchen, but same could readily be enlarged sufficiently to accommodate a heating plant, laundry, etc., were these conveniences desired.

The finish of the house is intended to be of soft wood and soft wood floors. Fireplaces are provided in reception hall, dining room and front chamber.

Cost, \$2,150; width, 31 feet; depth, 48 feet 6 inches; height of cellar, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest height second story, 7 feet.





DESIGN K 526.

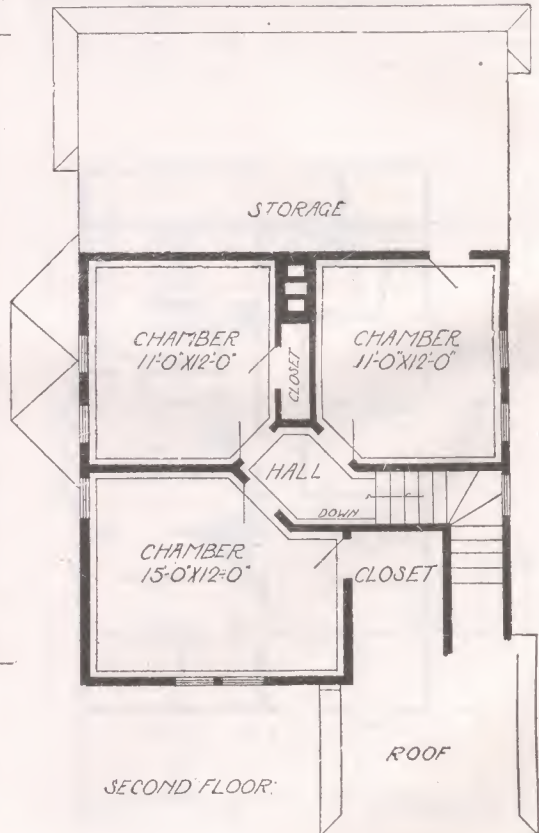
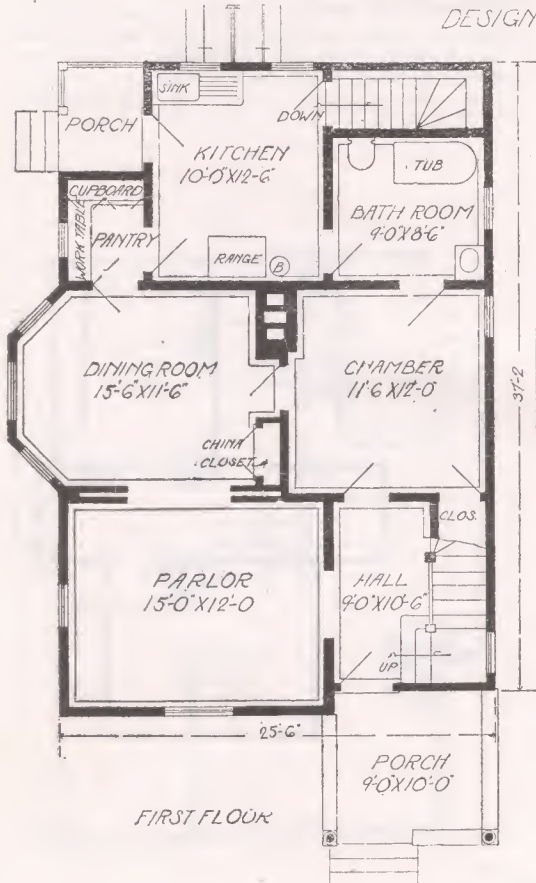
This includes a full basement, cement floors, outside cellar entrance, fuel bins, hot air furnace, Georgia pine floors in hall, dining room, kitchen and bath. Sliding doors from parlor to dining room. Dining room has a pretty little china closet.

The entire house is intended to be finished in pine "natural." Pantry is complete with

modern conveniences. House is sheathed, papered and sided. Both back plastering and face plastering inside. Double floors on both stories.

Cost, \$2,000; width, 25 feet 6 inches; depth, 38 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 6 inches; lowest height of second story, 6 feet.

DESIGN N° 526.





DESIGN K 808.

This is one of the most successful modern homes. There is not an inch of waste space in it anywhere, and the plan is one that will commend itself to every practical housekeeper. The reception hall is a very pretty room with its attractive staircase, and from the first landing of stairway, steps ascend from the kitchen, making a "combination" stairway of it, and doing away with the necessity of a separate back stairway.

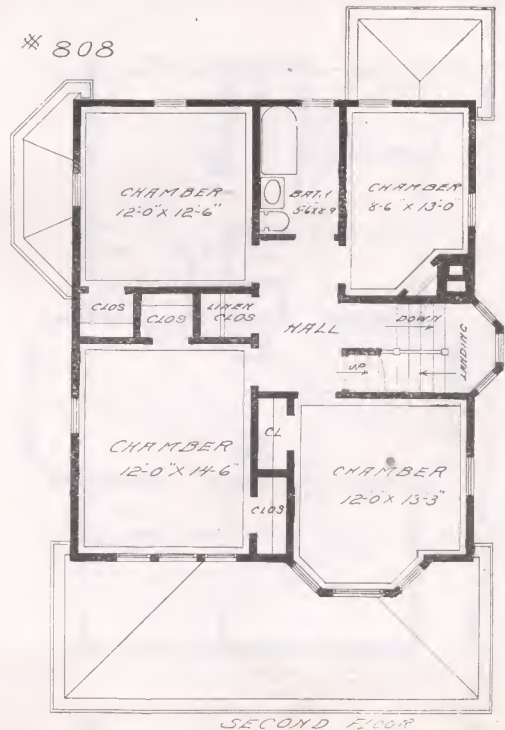
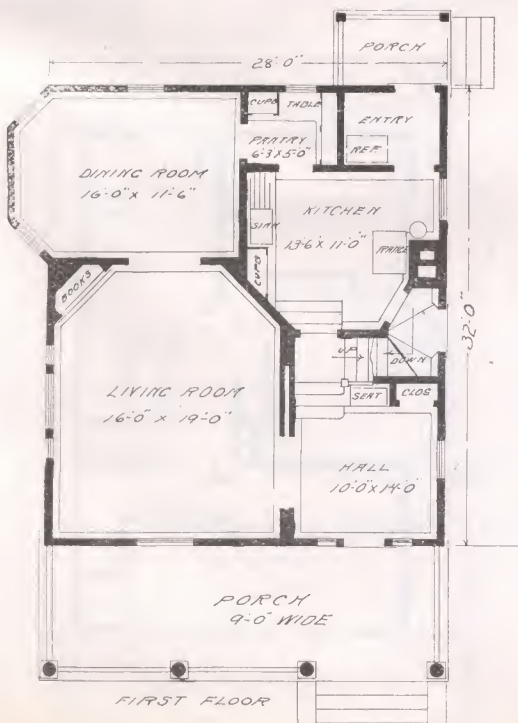
The living room is a magnificent apartment connected with the dining room by means of a large archway. In addition to a very completely fitted up little pantry, there is a large

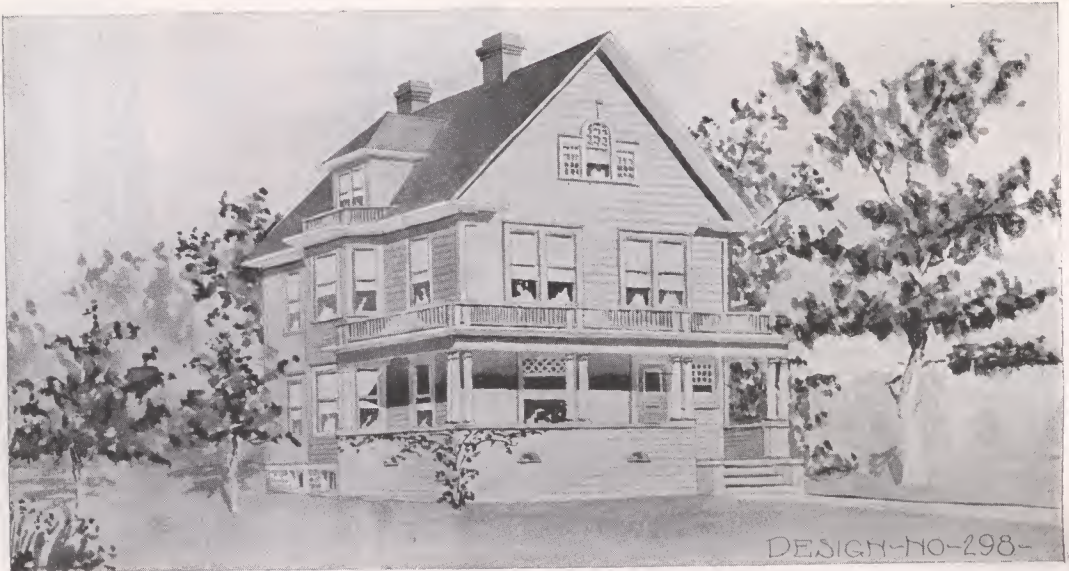
refrigerator entry that avoids the nuisance of the ice man coming into the kitchen with his muddy boots to fill the refrigerator.

There is a full basement provided with hot air heating apparatus. There is also space in the attic for at least one good room.

Oak finish is intended for principal rooms of first floor. Balance of house, pine or poplar, painted or stained. Plain hardwood floors in hall, living room and dining room.

Cost, \$2,550; width, 28 feet; depth, 32 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 298.

This design is particularly well adapted to a narrow lot, as the total width including the porch is but 34 feet 6 inches. The house will look well on a 40 foot lot.

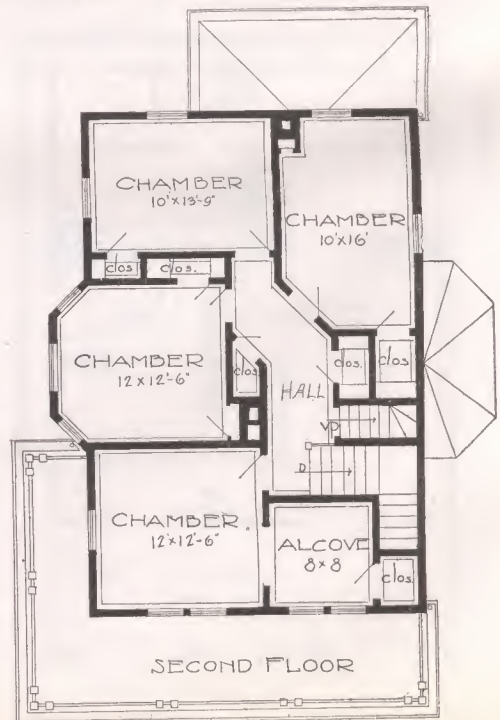
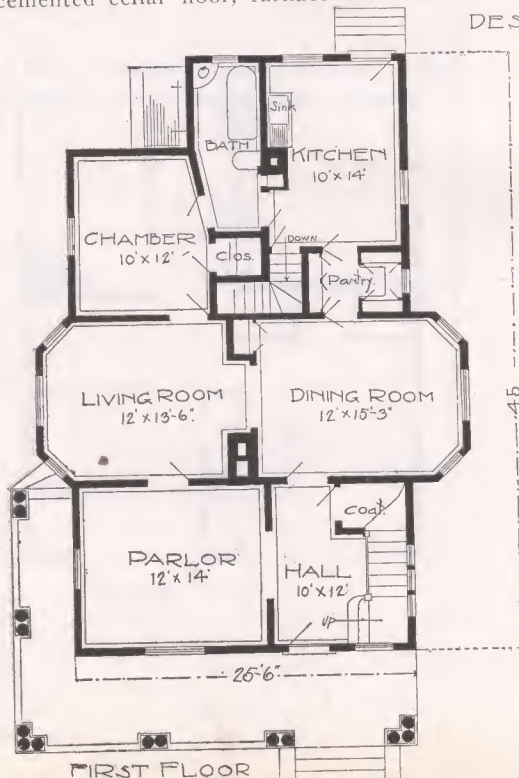
The flat roof of the porch overhead gives a very nice balcony and a French door could readily be built in either the chamber or alcove so that access to the balcony would be an easy matter.

This is quite a large house and two rooms are finished off in the attic, making seven chambers in all. If the chamber on the first floor was not desired, a very effective den could be made of it. A full basement with cemented cellar floor, furnace heat and laundry

dry are provided; also a vegetable room. The finish must necessarily be simple to build this house for the sum given. Poplar or pine finish only is being contemplated throughout the house. Hardwood floors are, however, included for the dining room, kitchen and bath. The bathroom could be, if desired, placed on the second floor, but this would, of course, decrease the size of one of the rear chambers about three feet, the linen closet and the closet next to it giving the balance of space necessary for the bathroom.

Cost, \$2,750; width, 32 feet 6 inches; depth, 45 feet; height of basement, 8 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.

DESIGN-NO-298-





DESIGN K 708.

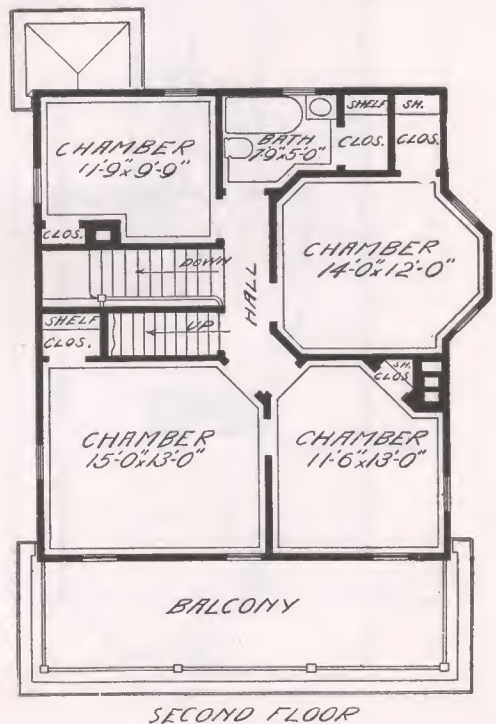
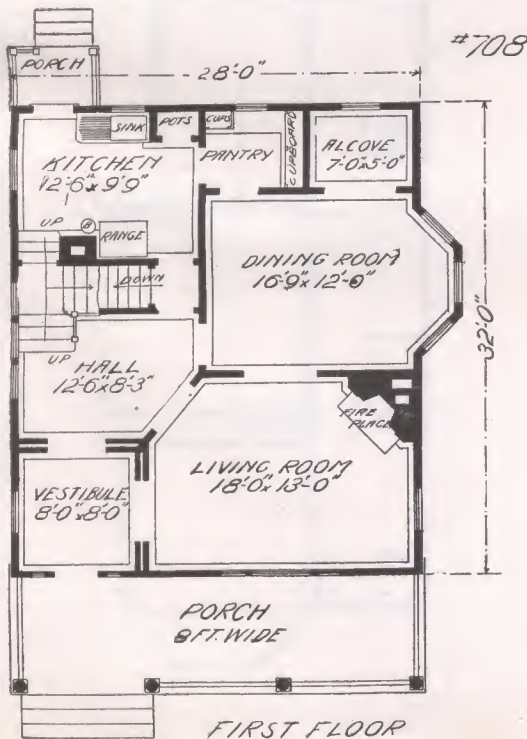
A design well adapted to a cold country. The interior arrangement, while it is not common, is very convenient and practical, the large vestibule being really a little reception room. Access from the kitchen to the front door is had without passing through either the dining room or living room. The dining room has a large bay window and also an alcove opening off it, which could be used nicely for the accommodation of plants.

The finish of the living room, dining room,

hall and vestibule is of red birch, all of the floors on the first floor being of Georgia pine. Cypress or pine for the second story rooms.

Laundry and fuel rooms are provided in basement and a hot air heating apparatus. Clapboards to be used for the exterior of the first and second stories, shingles for the gables.

Cost, \$2,600; width, 28 feet; depth, 32 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 599.

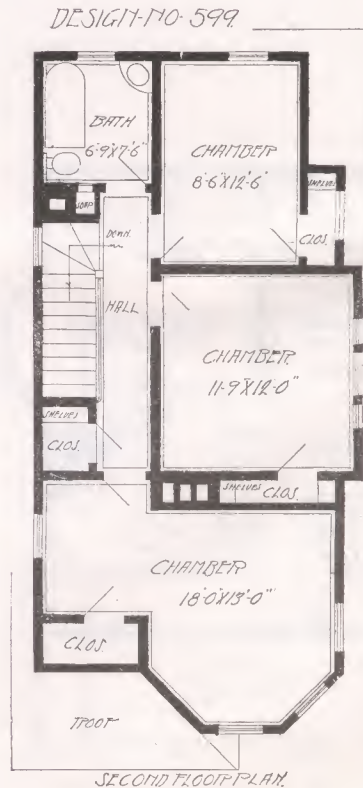
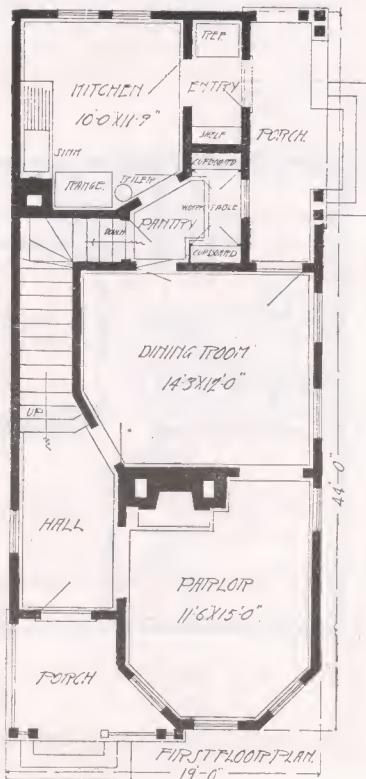
Another design for a narrow house to go on a twenty-five foot lot. The exterior is simple and dignified, designed in Colonial feeling and will be found very effective in execution.

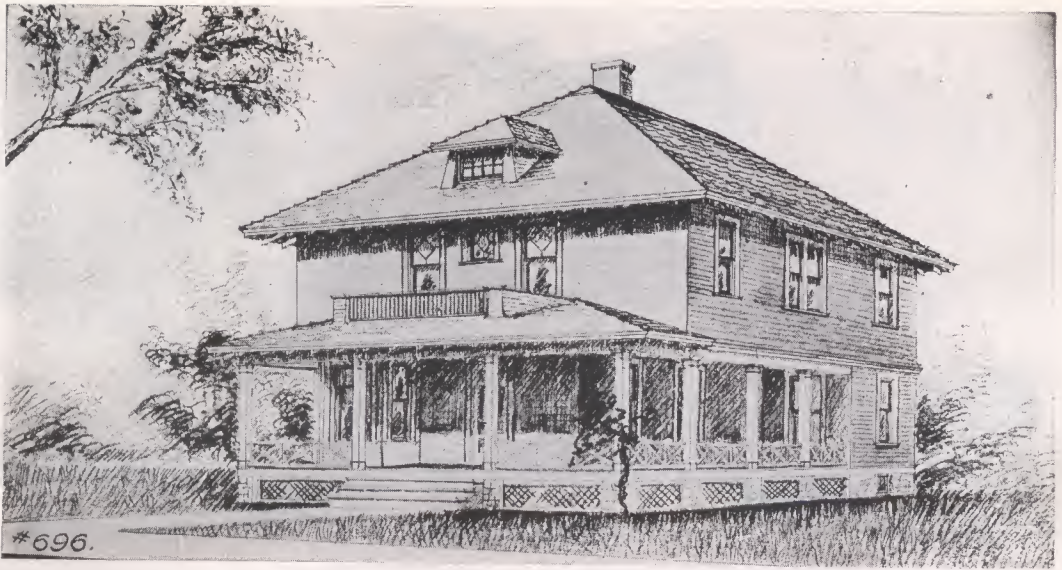
A generous stairway leads from the reception hall to the second story, where are provided three chambers with ample clothes closets, a linen closet and bathroom. A little medicine cabinet is shown in the bathroom. The attic is reached by a scuttle only, and may be used for storage.

The side porch and entrance will be found very convenient, particularly if there are children in the family.

A full basement with furnace is included. Hardwood finish and floors on first story, except kitchen. Second story, pine or poplar finish.

Cost, \$2,250; width, 19 feet; depth, 44 feet; height of basement, 7 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches.





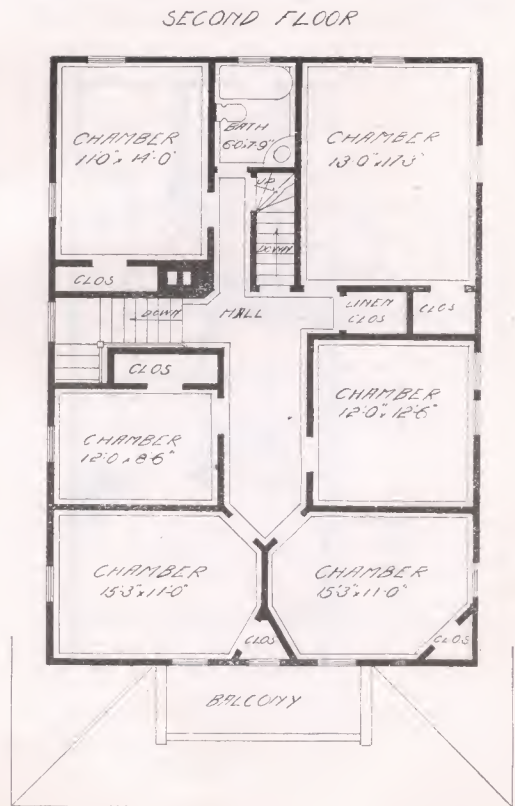
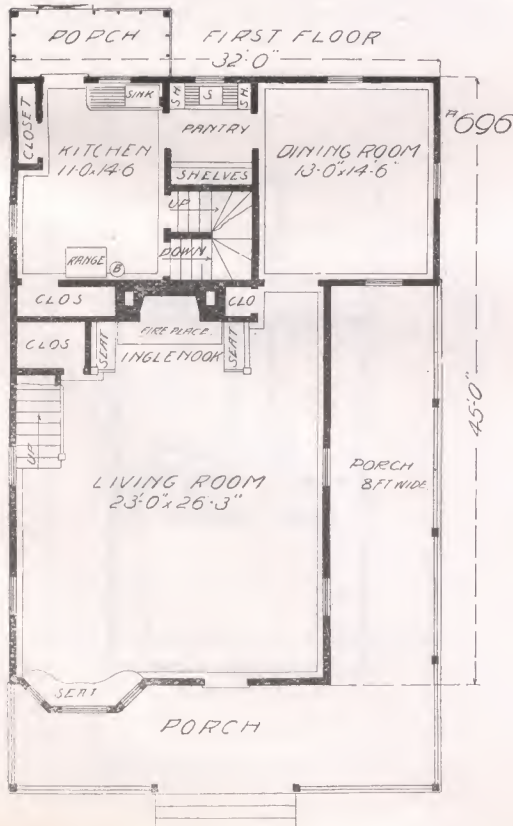
DESIGN K 696.

This is strictly a summer cottage, although it has a cellar under the rear portion of same namely, dining-room and kitchen. The balance of the house, however, is on a foundation of stone or brick piers. The house is unplastered, the framing lumber simply being dressed. A rough cobblestone fireplace is designed for the ingle nook in the sitting-room, which is the feature of the house. It is a magnificent apartment. Ample bedrooms

are provided on the second floor, a necessity in a summer cottage, as guests are generally numerous.

The exterior is of drop or rustic siding, and while the design is simple and inexpensive in every way, the appearance of both exterior and interior is satisfactory.

Cost, \$2,400; width, 32 feet; depth, 45 feet; height of cellar, 6 feet 4 inches; first story, 9 feet 3 inches; second story, 8 feet 3 inches.





DESIGN K 485.

A simple yet pleasing design in frame construction is here presented. The exterior is almost devoid of elaboration and is yet without stiffness, the shingled gable facing and the division of the window glass by wood muntins breaking its otherwise severe lines.

The plan is in no wise commonplace. No hall is provided, the entrance being direct into the sitting room, from the left side of which an open stairway ascends to the second story.

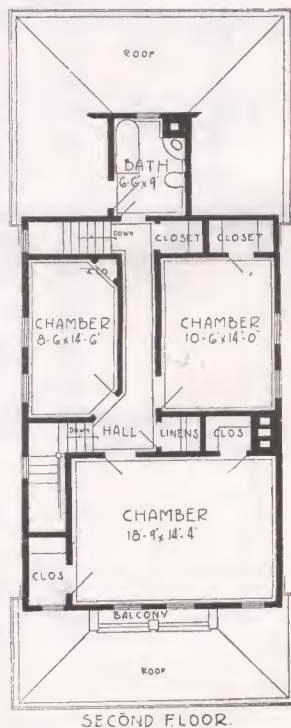
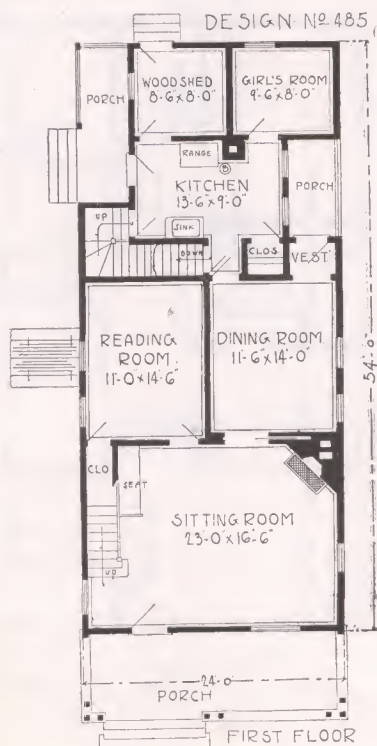
The seat next the stairway is very nicely detailed, the back being paneled. The mantel is extremely simple and has brick facings and hearth.

The reading room provided might be put to

other uses, if necessary or desirable. The side porch and entrance to the dining room will be found very convenient, especially when there are children in the family. The servant's room on the ground floor is another desirable provision of this plan. An entirely separate back stairway is provided.

Georgia pine finish is intended in sitting room and dining room with Georgia pine floors, which are also intended for kitchen and bathroom. A full basement is provided with furnace heat.

Cost, \$2,500; width, 24 feet; depth, 54 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 287.

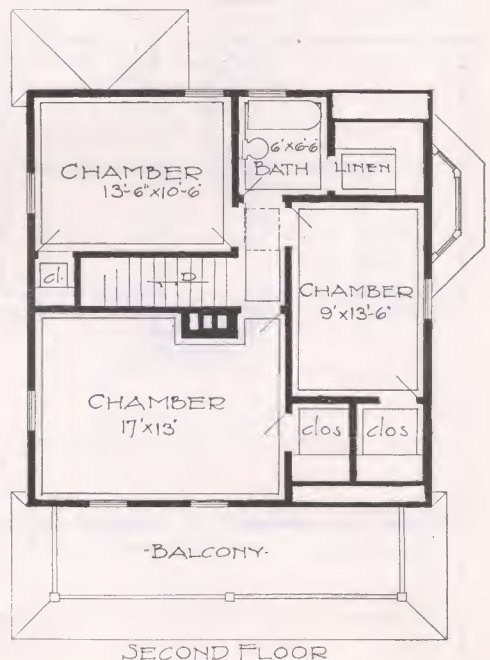
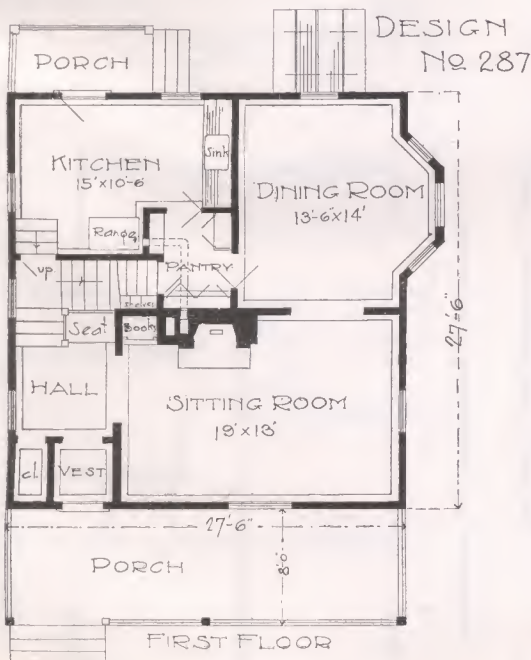
A cozy home, modern in every respect. The sitting room with its open fire,—the dining room with the bay window make two most attractive rooms. The combination staircase does away with the necessity of a back stairway, and also gives access to the front hall without passing through any other rooms.

The staircase is very pretty and the seat, with a hinged lid, makes a place for rubbers.

etc. A hall closet is provided for coats.

The basement has an outside entrance, cemented floor and laundry. Furnace heat. The finish is of cypress or pine, with Georgia pine floors in hall, kitchen and bath.

Cost, \$2,390; width, 27 feet 6 inches; depth, 27 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





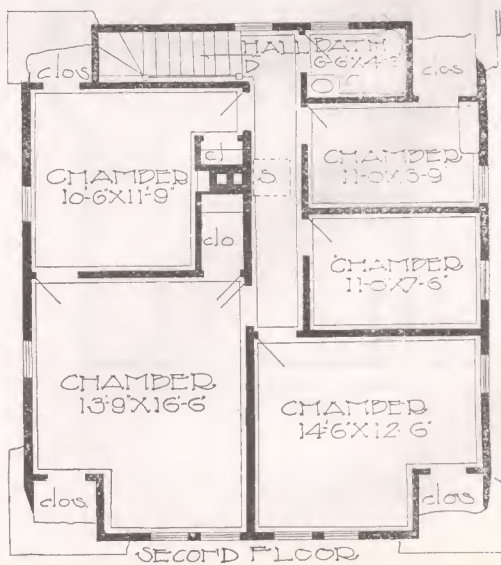
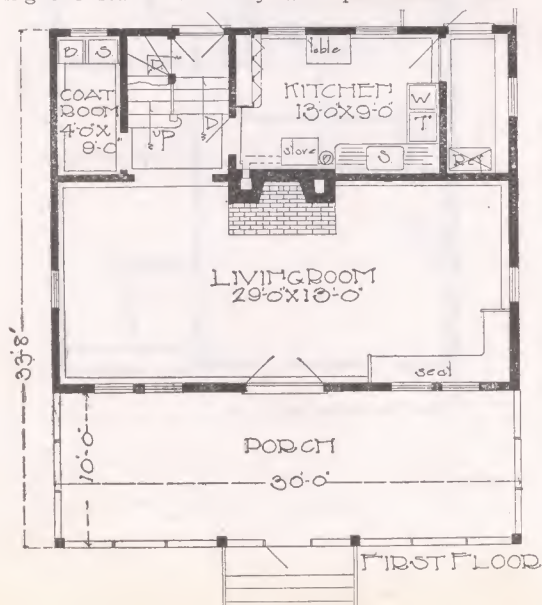
DESIGN K 373.

There is no more attractive study than a lake or seaside cottage. This design, while simple and unpretentious, fully answers the purposes for which it was intended, and admirably too. The complete plumbing is perhaps unusual in a cottage of this size, but the additional convenience entirely offsets the extra expense of same. The fireplace in the living room is of boulders with brick hearth and chimney. This treatment is very appropriate to a lake cottage, giving that rustic effect which is so attractive. The living room is of unusual size, extending entirely across the house. The coat room at the rear adjoining the stairs is a very wise provision. The

seat under the window has hinged cover and provides storage space for rubbers and similar articles.

Five chambers with ample closets and a bathroom are provided on the second floor. It is not intended to plaster the house, the interior lumber being simply dressed. The porches are screened in and screen doors and windows are provided. The exterior is of siding with shingles in the gables.

Cost, \$1,650; width, 30 feet; depth, 33 feet 8 inches; first story, 9 feet 7 inches; second story, 9 feet; lowest height in second story, 4 feet 6 inches.



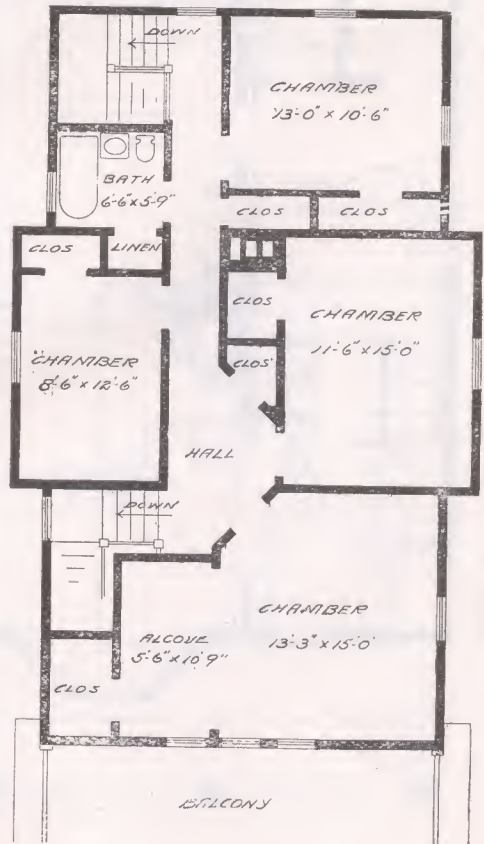
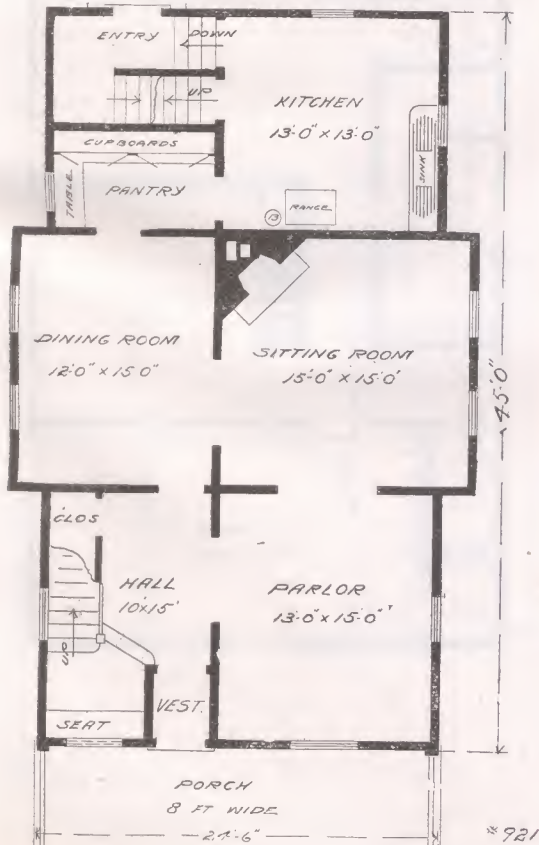


DESIGN K 921.

Georgia pine finish is used for principal rooms of first floor; balance, pine, poplar or cypress, painted or stained. No attic except for storage, reached by scuttle. Basement under the entire house and hot air heating ap-

paratus provided.

Cost, \$2,575; width, 24 feet 6 inches; depth, 45 feet; height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 8 feet 6 inches.





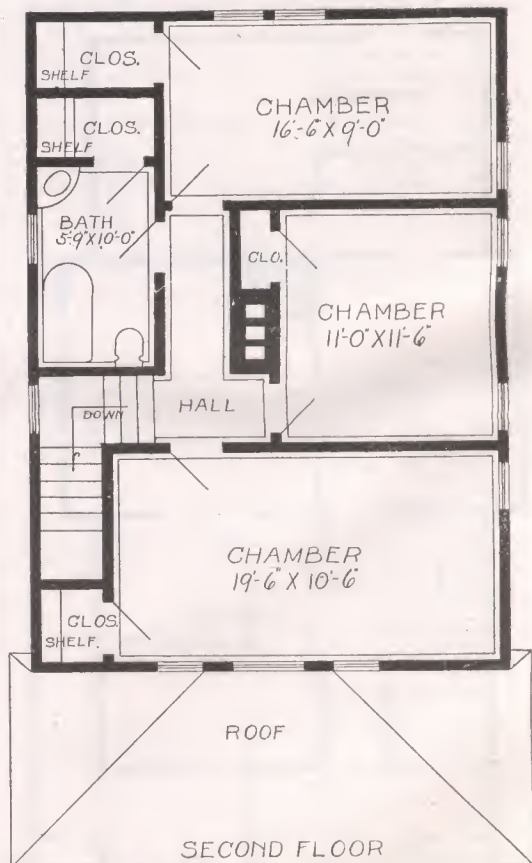
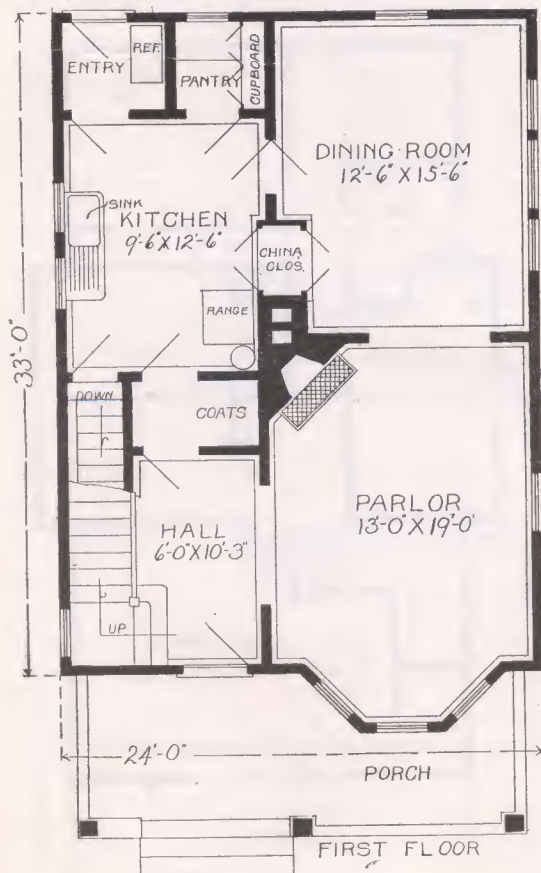
DESIGN K528.

In this design we have two story rectangular house. Entering the pretty little reception hall we have just to our right a large parlor which is made pleasant and homelike by the bay window and fireplace.

The finish of the entire house, pine and

poplar. Hardwood floors on the first story. A small cellar only is provided.

Width, 24 feet; depth, 33 feet; height of cellar, 7 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches. Cost \$2,075.





DESIGN K 897.

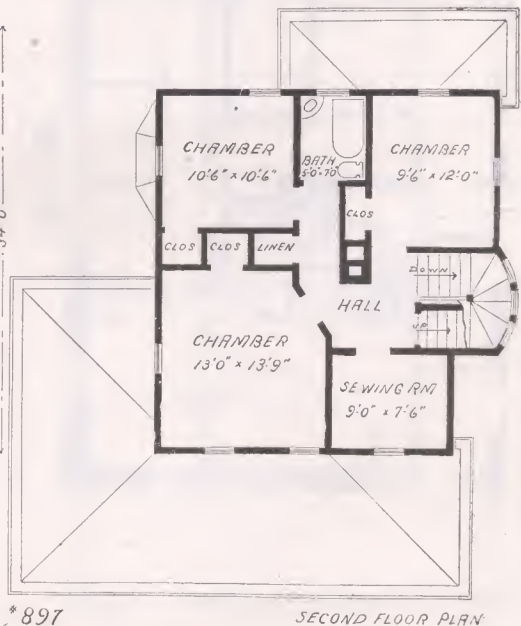
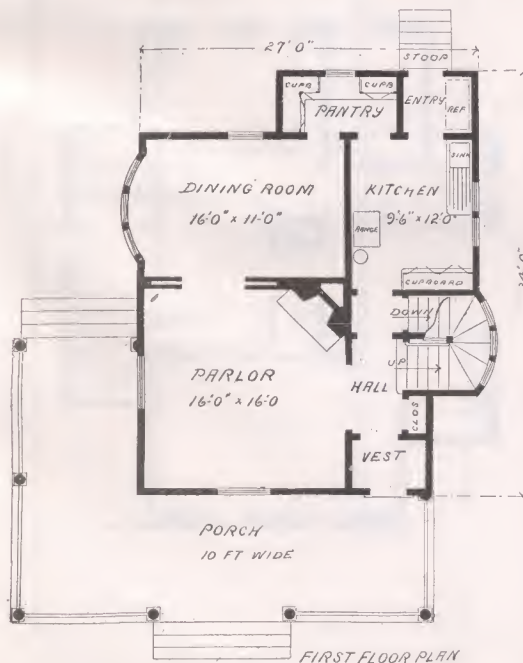
This unique little design makes a very attractive home and is a most practical plan in every way. The small reception hall gives a cozy appearance upon entrance, and the parlor off living room is a fine, large room. The dining room back of this is a very pretty room, with its circle window at the end. The pantry is spacious and the kitchen very conveniently arranged. There is a refrigerator entry at the rear, which will be found a great convenience.

Direct access from kitchen to front door without passing through any other room, is secured, a desirable feature. The winding staircase around the circular bay makes a very

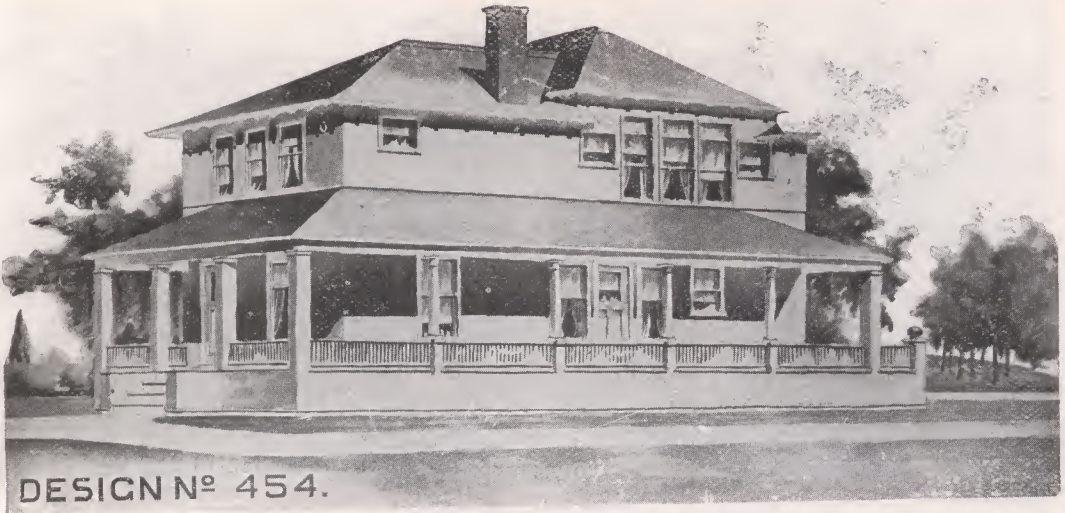
pretty effect. The bedrooms on the second floor are of good size. There is an attic and a small room or two could be finished off there, if desired. The basement extends under the entire house, has an outside cellar entrance and a hot air heating apparatus is provided.

The finish throughout is pine, poplar or cypress, painted or stained, though hardwood could, of course, be used in principal rooms of first story, at slight additional cost, if desired.

Cost, \$2,275; width, 27 feet, not including projection; depth, 34 feet; height of basement, 7 feet 6 inches; first story, 10 feet; second story, 9 feet.



* 897



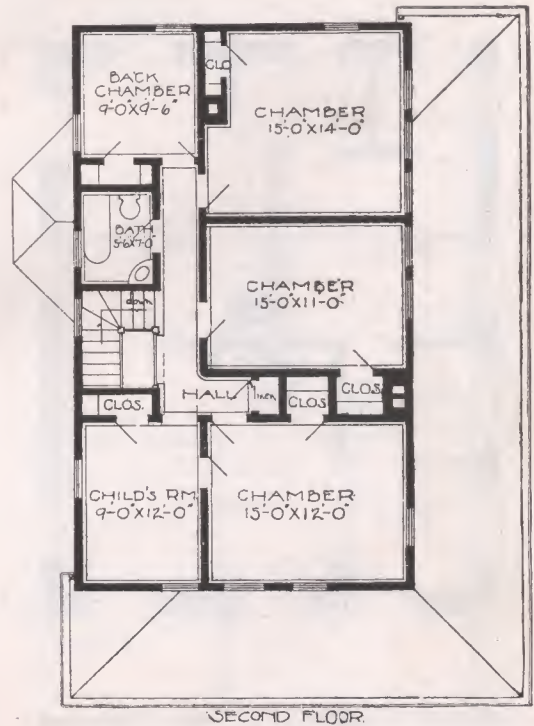
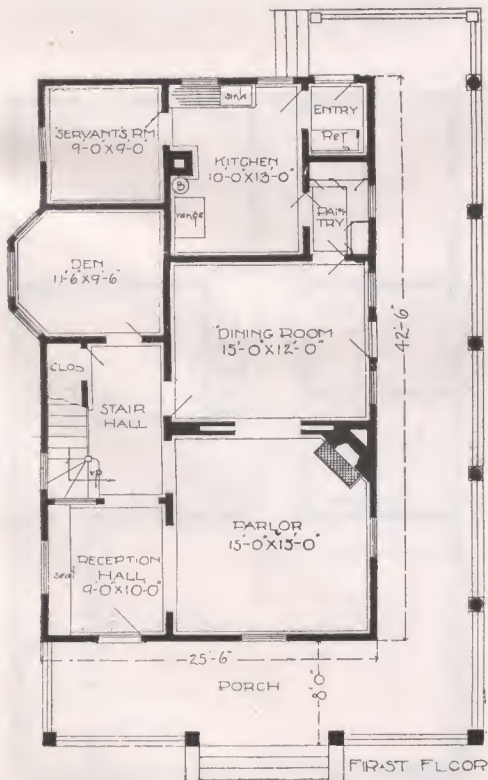
DESIGN K 454.

The house herewith illustrated was designed for a California or southern residence or for a summer cottage where basements and furnace are not needed, though these could be readily added at an additional expense of about \$225 for a full basement with cement floor, etc., and about \$165 for a complete heating and ventilating system. The plumbing is, however, included in the estimated cost.

Hardwood floor is figured for the kitchen only.

The den or sewing room will be found very convenient. A fireplace could easily be arranged for by slightly moving the kitchen chimney.

Cost, \$2,375. Width, 25 feet 6 inches; depth, 42 feet 6 inches; height of first story, 9 feet 9 inches; second story, 9 feet 3 inches.

DESIGN N^o 454



DESIGN K 294.

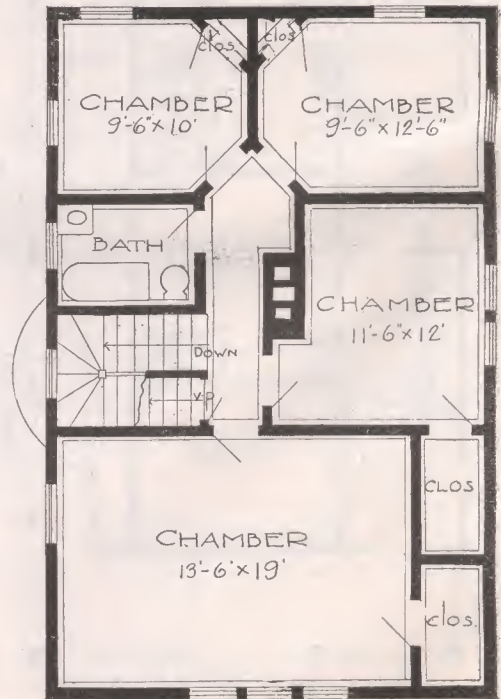
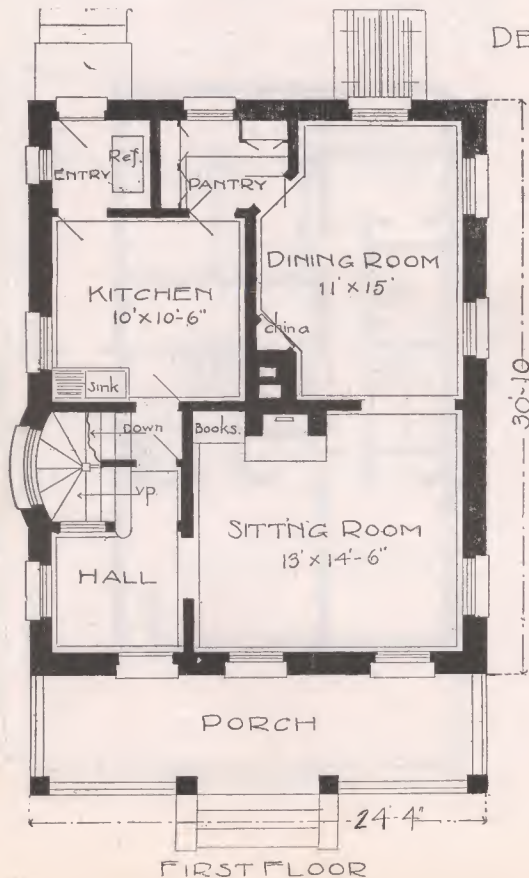
This example of a combined brick and frame home makes an exceedingly attractive design for a substantial, though moderate cost, home. It is a building, too, that can be maintained at a minimum expense for the use of brick avoids the primary as well as the subsequent expense of painting. If a warm shade of red brick be used, the natural shingles with cream white trimming would make a very effective combination. One of the main attractions is the ample porch, the substantial brick pillars of which are ample to satisfy the eye for the support of the second story. Upon

entering the house one is impressed with the cozy effect of the interior as well as the extreme convenience of the plan. Particularly attractive would be the tiny reception hall with its seat and half screened staircase with a glimpse of the sitting room fireplace and archway into dining room at the right.

Finish, Georgia pine, first floor, white pine for second. The basement contains a hot air furnace.

Cost, \$2,475; width, 24 feet 4 inches; depth, 30 feet 10 inches; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches.

DESIGN NO. 294.





DESIGN K 954.

Design K 954 offers many unique features for a moderate sized house. The arrangement of the stairs, while most convenient to all parts of the house, also offers ready access from the outside, while each room has, as well, direct openings upon fair sized porches, an unique feature among the usual boxed-in houses.

While no pantry is provided, there is ample closet space in the kitchen, and the lavatory in the closet connecting the stairway and kitchen will prove most convenient.

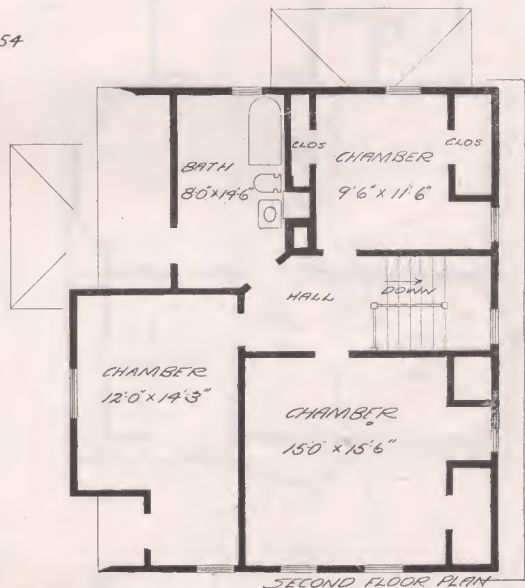
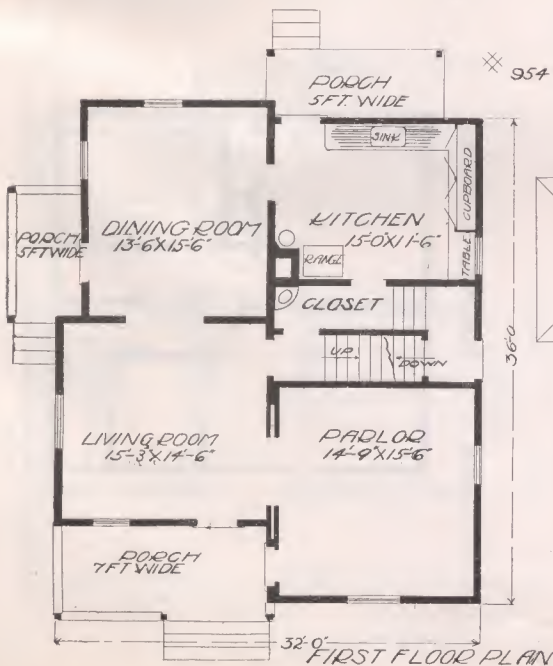
The gambrel roof gives full head room in

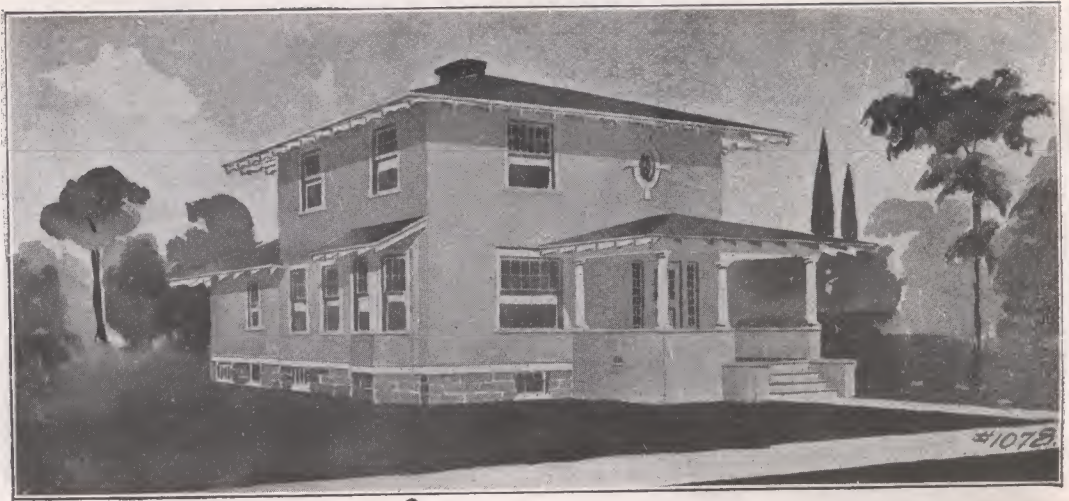
the second story rooms, and each has good closet room, while the hall and bath are exceptionally ample.

The exterior has a homey appearance, made especially attractive by the several porches and widespreading roof. The exterior is of shingles which are adapted to this style of house.

The basement is under the rear portion of the house and contains a hot air furnace.

Cost, \$2,600; width, 32 feet; depth, 36 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





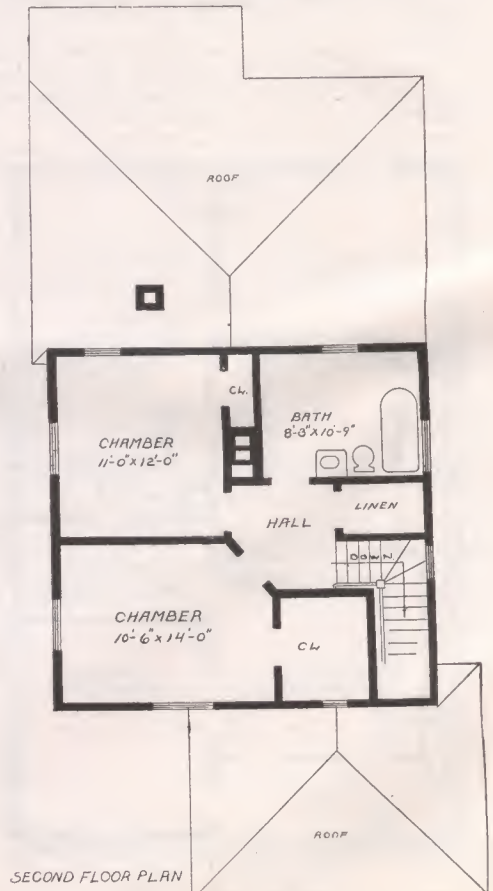
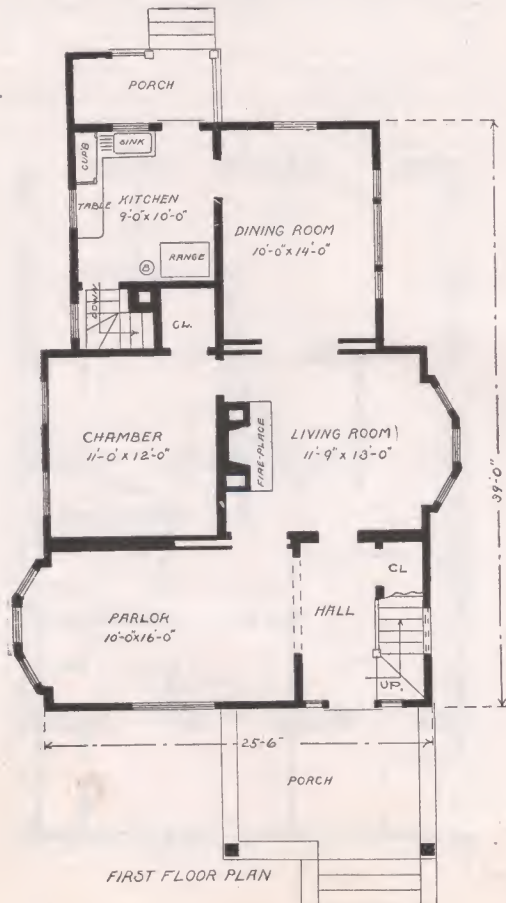
DESIGN K 1078.

This design is for a full two-story house, somewhat unusual in plan. The wide overhanging cornice gives pleasing effect. The house has a full basement with hot air heating plant.

The main rooms and floors of the first story are finished in Georgia pine, the balance in

white pine. The house could be readily enlarged, if so desired, by building it a couple of feet larger each way and the same arrangement of rooms maintained.

Cost, \$2,275; width, 25 feet 6 inches; depth, 39 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 711.

A practical, well arranged home. A broad staircase leads to the second story from the long hall, which extends back to the passageway between kitchen and dining room, affording direct access from either of these rooms to the front door, without passing through the other rooms. The parlor is separated from the dining room by a cased opening, both rooms being finished in white oak. The sitting room is very pleasant with its pretty fireplace and bay window.

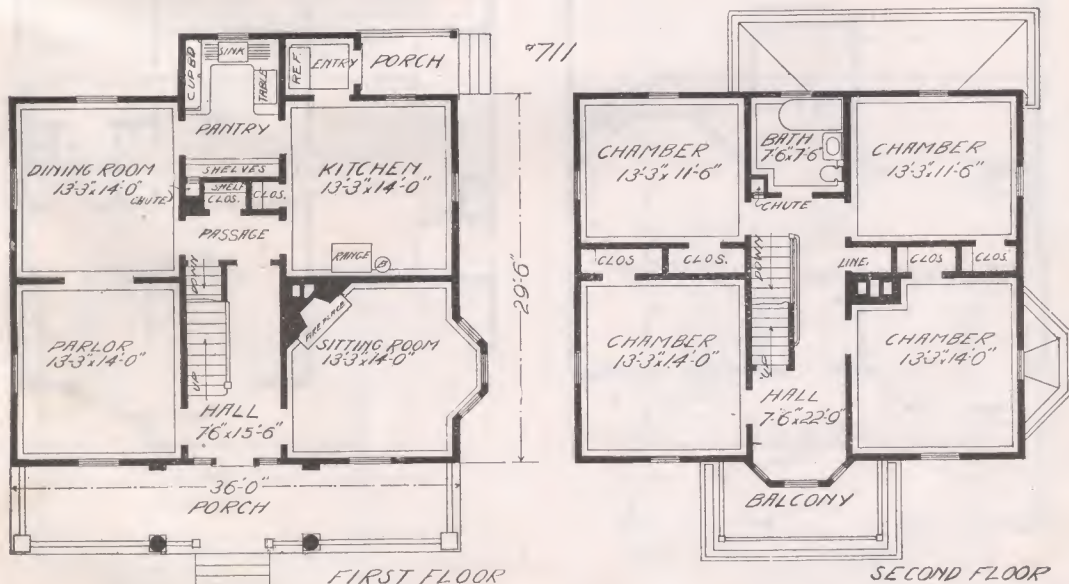
The kitchen is large, as is the pantry off of it. There is also a good-sized entry, in which refrigerator can be placed. It is intended to

have hardwood floors only in the hall, kitchen, pantry and entry.

Four bedrooms and large bath have been secured on the second floor, besides the long hall and linen closet opening off same.

With the exception of the laundry part, the basement extends under the entire house and has a cement floor. Hot air heating apparatus is provided. The attic, affording ample storage space, is reached by stairs going from second story hall.

Cost, \$2,695; width, 36 feet; depth, 29 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 877.

In this design we have a cottage home of seven rooms which are pleasantly arranged and the house works up in a very compact way. The arrangement of the first floor gives quite an open effect by the use of the columned openings from hall to the rooms at each side. On account of the convenient access from kitchen to hall, one stairway admirably serves both front and rear of house.

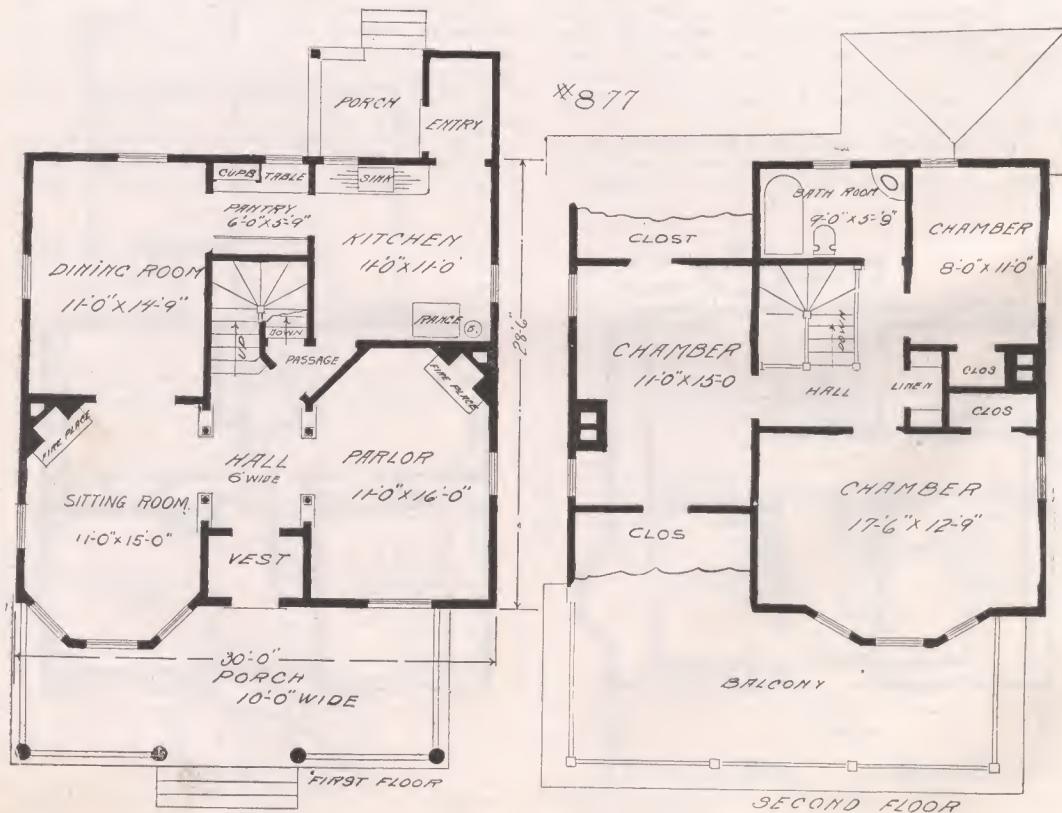
The front room of the second story is an unusually large room, admirably suited to the purposes of the owner, while there is a good

sized spare room to one side and smaller room for servant or children at rear.

The house contains a hot air heating plant, full basement and the best of plumbing.

Hardwood finish is used in the hall only, the balance of finish being soft wood stained and soft wood floors.

Cost, \$2,400; width, 30 feet; depth, not including entry, 28 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story rooms, 6 feet.





DESIGN K 715.

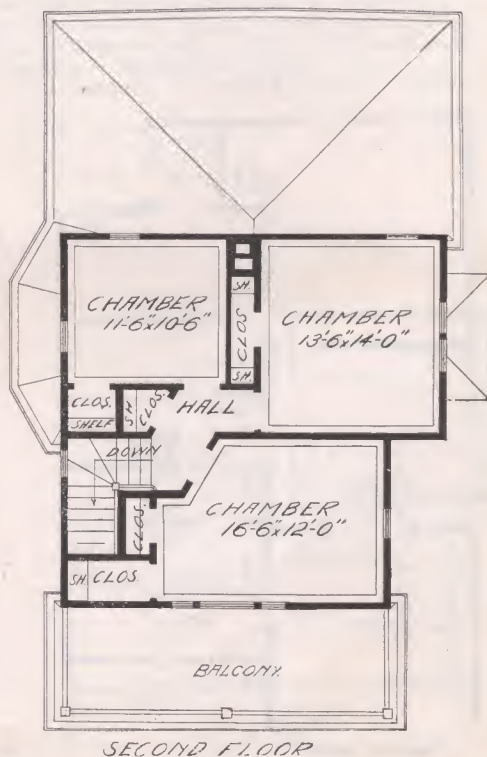
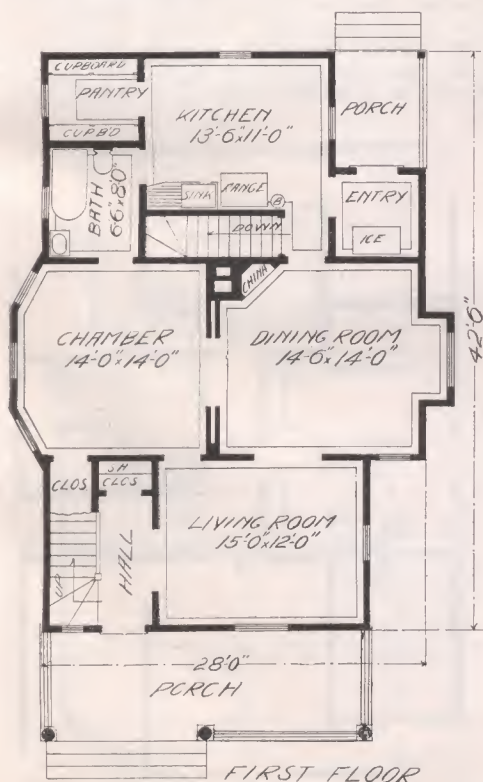
While simple and unpretentious, this design makes a very complete and up to date home. The living room is large and opens into the dining room and also bedroom, which has a very pretty bay window and off which is a spacious bath. access to this being had from the kitchen also. A pretty china closet adds to the attractiveness of the dining room.

There are three very nice bedrooms on the second floor. The attic is reached by a scuttle in the second story hall.

From the kitchen, stairs go down to the cellar, which extends under the entire house. Hot air heating apparatus is intended.

The finish of the interior is to be of pine or cypress with Georgia pine floors for the first floor. Exterior to be of clapboards with shingles in upper portion of gables.

Cost, \$2,150; width, 28 feet; depth, 42 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 1255.

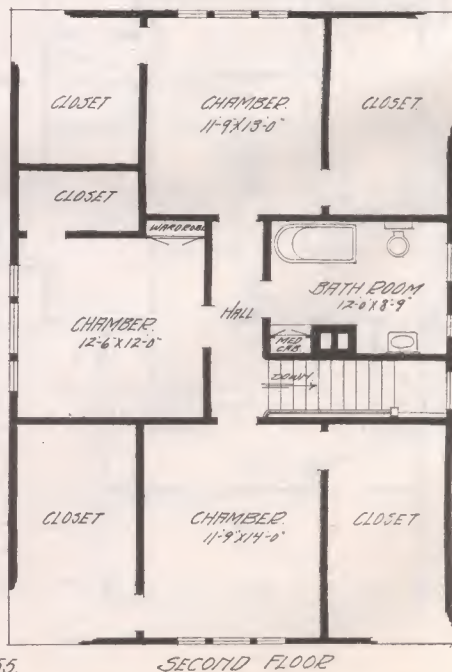
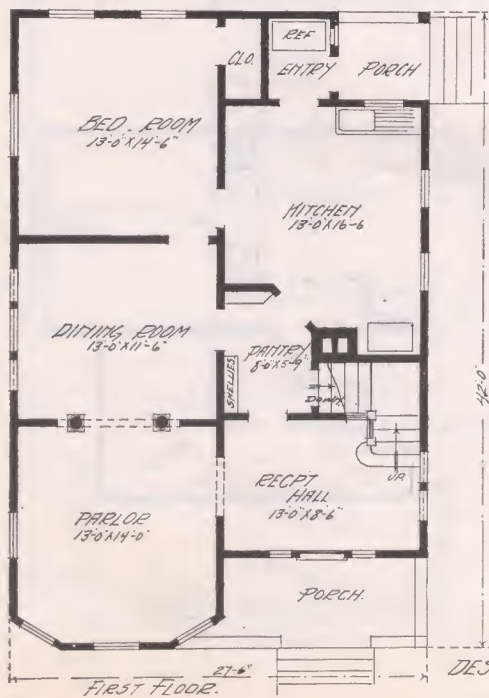
This little gambrel roof cottage is really quite a house, one of the most practical and best designs published. The shingle exterior with its brown stain, moss green roof and white trim, is most attractive in the setting of green.

The plan is especially studied with reference to maximum amount of space to minimum expense. The finish intended throughout is pine, poplar or cypress, painted or stained, though hardwood could readily be

used in the principal rooms with good effect.

There is a full basement under this house, with hot air heating apparatus provided. The second story rooms are full height, the space under the slope of rafters being utilized for closets or storage room.

Cost, \$2,375; height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 8 feet 6 inches; width 27 feet 6 inches; depth, 42 feet.





DESIGN K 1081.

A very attractive plan where almost everything desirable to make a complete, modern home has been cared for. The pretty porch, with balcony above, is of very good size. A combination of shingles and clapboards has been used to good advantage though the design is equally well adapted to other materials. The reception hall in this design is a very pretty one, having a nicely detailed fireplace, recessed seat with hinged lid, etc. The spacious parlor at left of hall is connected with the dining room by wide, sliding doors. The library, with its pretty bay and fireplace, book case with leaded glass doors, etc., is an unusually attractive apartment.

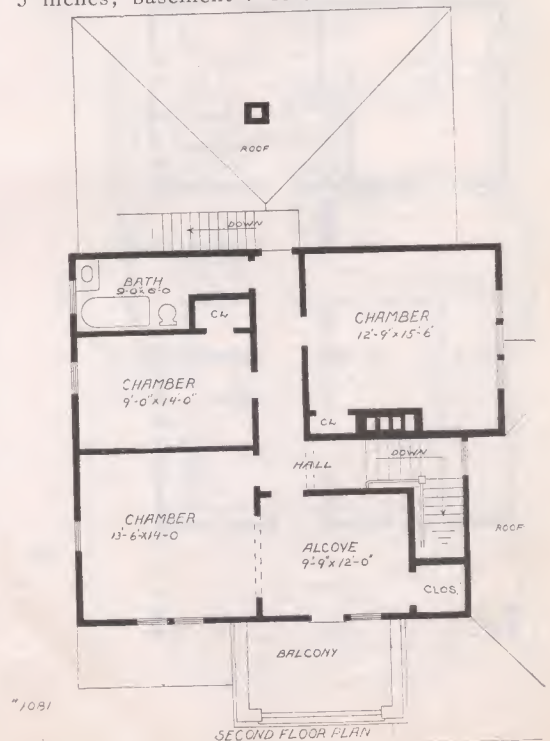
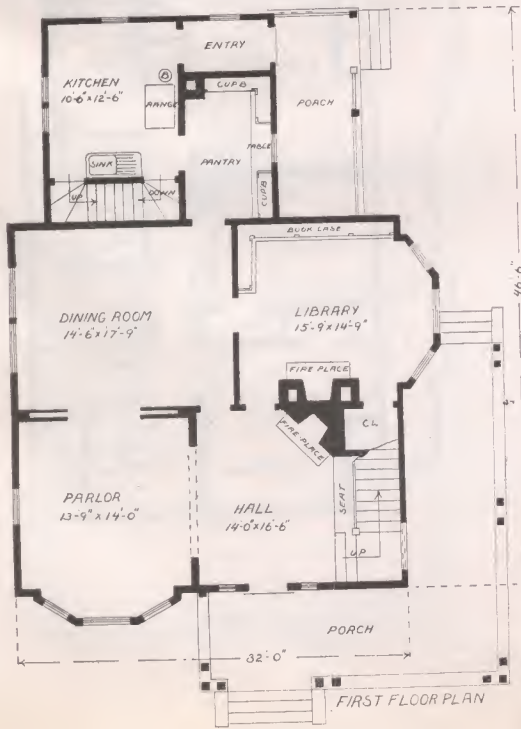
Direct communication from the kitchen to the front door is easily secured and yet the kitchen is well shut off from the front of the

house. The pantry accommodations are ample and provision is made in same for work table, cupboards, etc., and space for refrigerator can be had in rear entry. Three chambers, bathroom and alcove are provided on second floor. This alcove would make a pleasant sewing room if such were desired. Storage space in attic.

Basement extends under library and dining room and is provided with hot air furnace, fuel bins, storage space, etc.

Finish, for principal rooms first floor, is white oak, with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,350; width, 32 feet; depth, 46 feet 6 inches; first story, 10 feet; second story, 8 feet 5 inches; basement 7 feet.





DESIGN K 761.

This design is for a cottage that for economy of space and practicability of arrangement and comfort, it will certainly be difficult to excel. The reception hall is a very pretty apartment and the staircase attractive and easy of ascent, while a pretty seat extends across the principal run of stairway. At the left is the parlor, immediately back of which is the living room or back parlor, separated from the front parlor by a columned archway, giving really the effect of one large room. The back parlor is made doubly attractive by the bay window and open fireplace. Back of the living room is a good sized bed chamber, provided with a large closet, which if not desired for sleeping purposes, would make an admirable den or library. Four bedrooms, a sewing

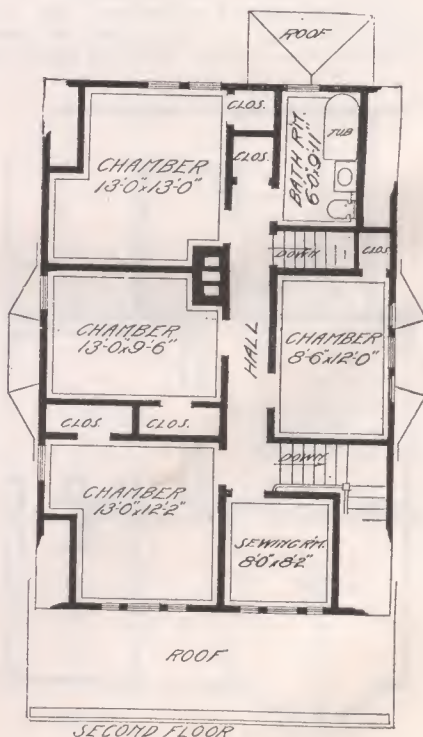
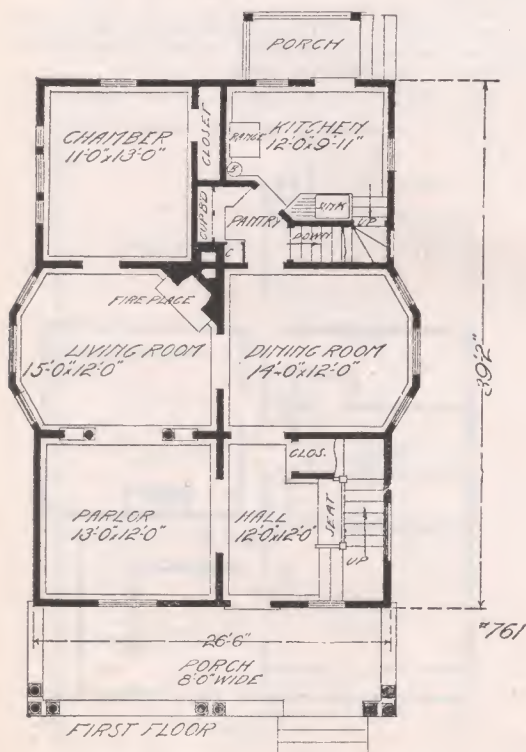
room and large bath are secured on the second floor.

The attic space is not available for much but storage, as the roof is low. It is reached by a scuttle in second story hall.

The basement extends under the entire house, stairway going down into laundry, which is complete with stone wash trays, etc. Hot air heating apparatus is intended. There is an outside cellar entrance, making convenient access to the rear lawn for the carrying of clothes to the line.

Georgia pine finish and floors for first story, pine or poplar on second story.

Cost, \$2,450; width, 26 feet 6 inches; depth, 39 feet 2 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





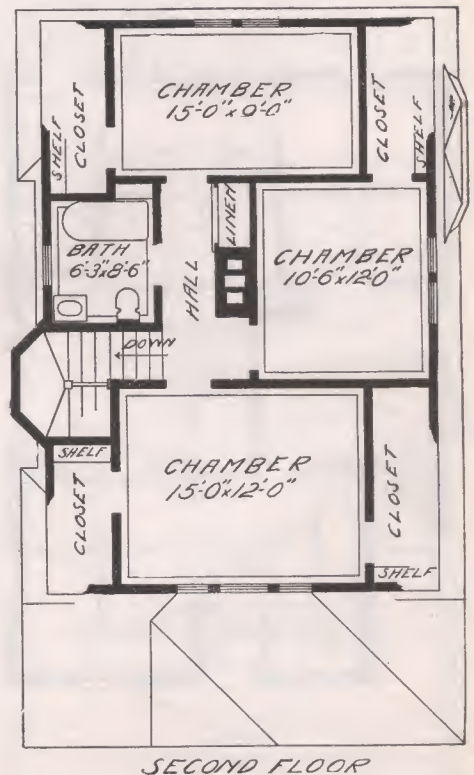
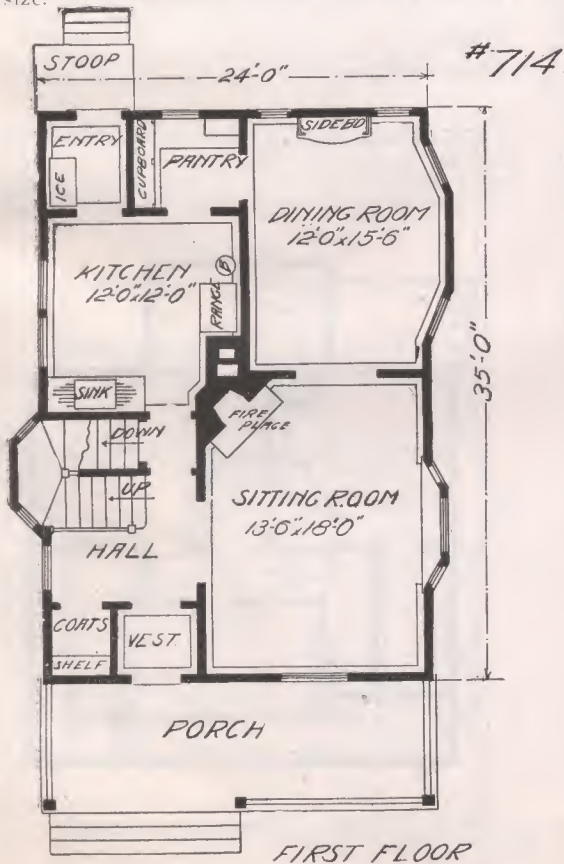
DESIGN K 714.

In this design, a very pleasing interior arrangement has been secured. A cased opening separates the hall from the sitting room, which in turn is separated from the dining room by a similar opening. Both the dining room and sitting room have bay windows. A built-in sideboard in the dining room, and handsome mantel with its open fire in the sitting room, add much to the attractiveness of these rooms. Hardwood floors are provided in the main rooms on the first floor, and it will be noted that all the rooms are of good size.

The house is to be heated by hot air. The basement extends under entire house and contains a laundry, vegetable cellar, fuel rooms, etc. The space in the attic, which is reached by a scuttle in second story hall, is available only for storage purposes.

For the first story, "rustic" siding is to be used, with shingles for the second story and gables.

Cost, \$2,250; width, 24 feet; depth, 35 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 552.

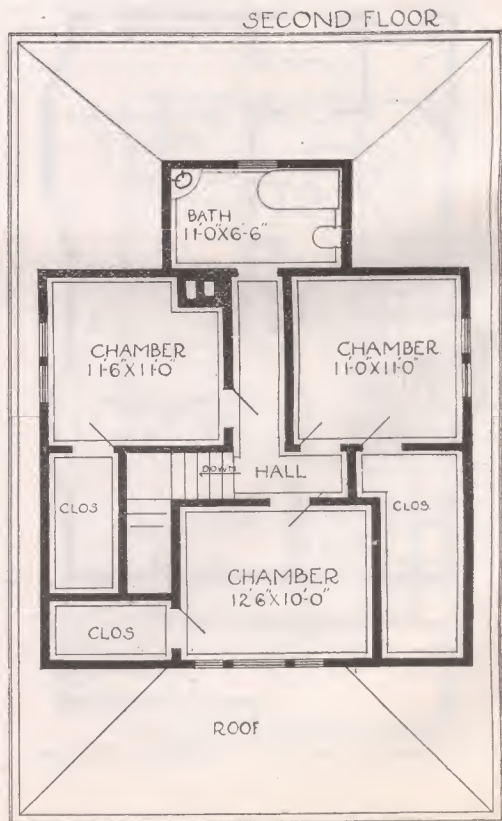
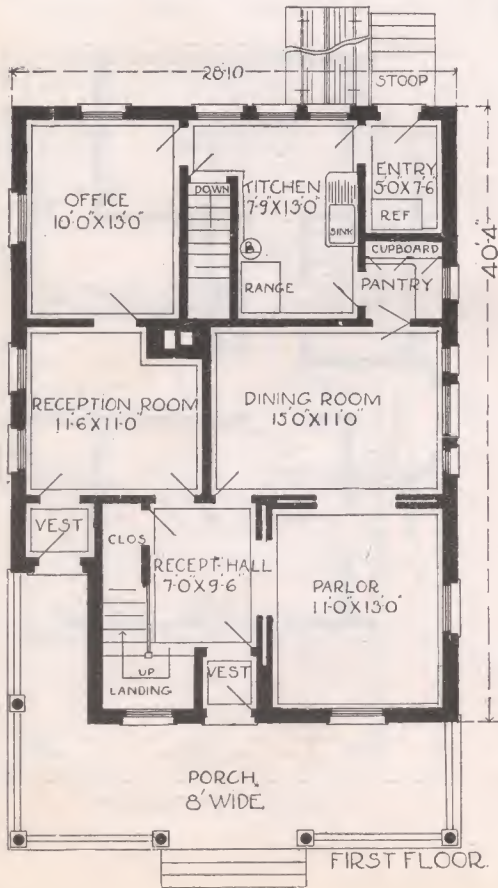
The exterior finish of the first story of this house is of brick veneer; second story shingles. The stain and shingles on the gable with the red brick on the first story give a very pretty effect of the cottage style of architecture in this design.

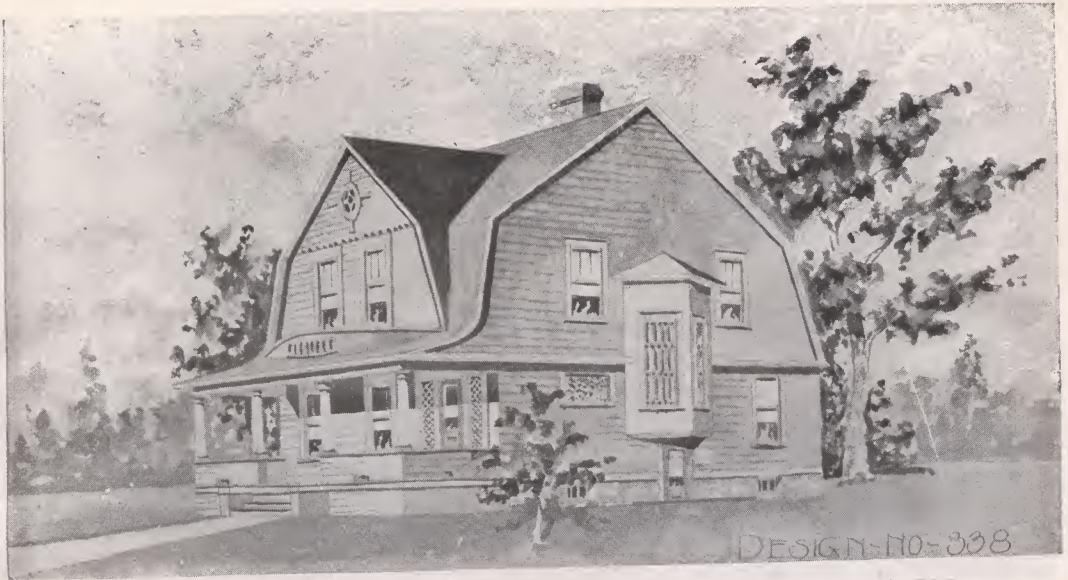
The plan of the house has been especially arranged for a physician's home. That is why a separate side vestibule, reception room and office are arranged. Sliding doors are provided from hall to parlor and dining room.

Fifty dollars could be saved if these were omitted. Georgia pine floors are calculated for the entire first floor. Birch finish in dining room, hall and parlor, balance pine, cypress or poplar. Pine floors on second story except bathroom, which is of Georgia pine.

Basement extends under kitchen and dining room, and contains a hot air furnace.

Cost, \$2,450; width, 28 feet 10 inches; depth, 40 feet 4 inches; height of cellar, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 3 inches.

DESIGN N^o 552



DESIGN K 338.

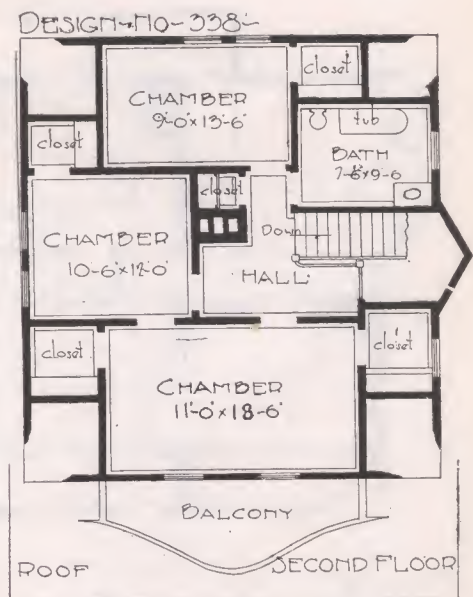
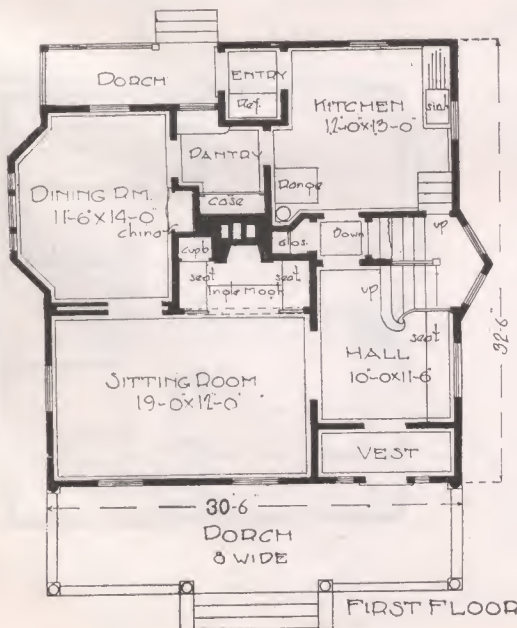
This model little cottage contains the conveniences of a complete modern home. The rooms are well arranged and of good size. Upon entering the reception hall one is impressed, the pretty staircase and comfortable seats giving a homelike effect. The broad window over the seat offers an excellent opportunity in this design for a touch of art glass, which would be a very desirable feature indeed.

Access from the kitchen to the front door is provided, avoiding passing through of any other rooms. The odors of cooking are shut off from the front part of the house by means of two doors. In addition to the pantry, the

dining room contains a china closet which would add much to the attractiveness of the room and provide space for dainty china in which the housewife delights.

It is intended to finish the reception hall, sitting room and dining room in birch and the balance of the house pine to paint. Georgia pine floors are included for the entire first story and in the second story hall and bathroom. There is a full basement containing furnace heat.

Cost, \$2,325; width, 30 feet 6 inches; depth, 32 feet 6 inches; height of basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches.





DESIGN K 329.

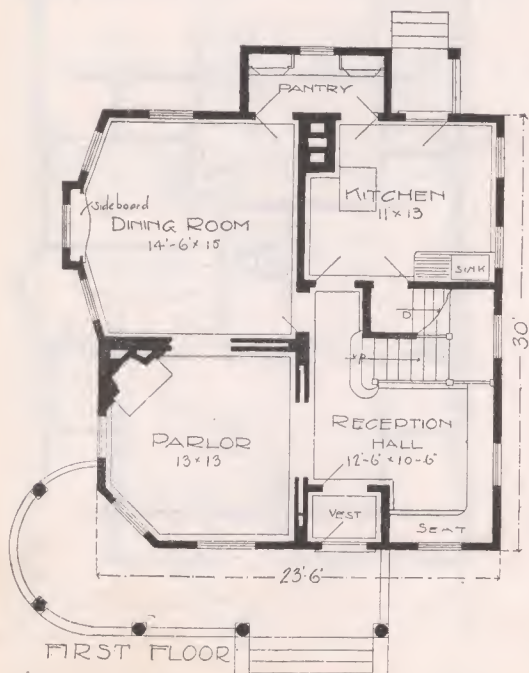
For a moderate cost home this design certainly presents many advantages. The rooms are of good size and well arranged. The large reception hall is perhaps the main feature of the first floor, the seat extending clear around one corner, giving an excellent opportunity for decorative furnishing. The seat has hinged lids, so that a very convenient place is obtained for the storage of rubbers, magazines, papers, and like articles.

The parlor is a delightful room and is connected with both hall and dining room by sliding doors. Arched or cased openings might be substituted and \$50 saved by omitting the sliding doors.

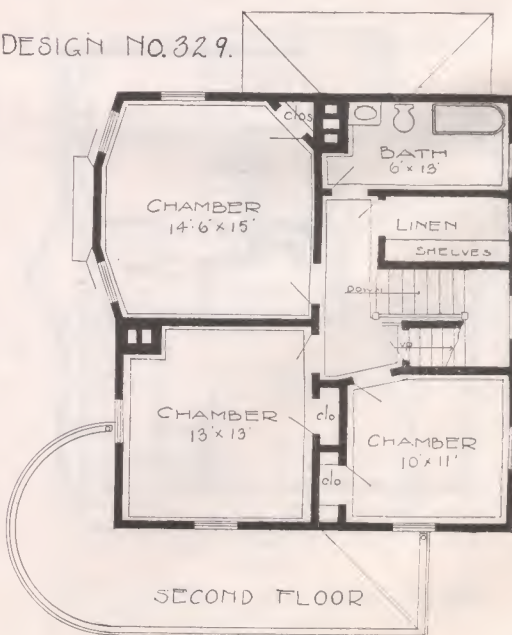
On the second floor are three good sized chambers and bathroom, also a large linen closet with shelves and drawers. There is a large attic and an extra room might be finished off, if it was required.

The dining room contains a very pretty built-in sideboard, though \$30 might be saved by omitting same. Finish is of pine or poplar, painted, throughout. Full basement, laundry, combination outside cellar stairway. Furnace heat.

Cost, \$2,400; width, 27 feet 6 inches; depth, 34 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN NO. 329.





DESIGN K 317.

This design makes a model little home with every comfort and convenience, such as full basement with hot air heat, laundry, and complete plumbing fixtures.

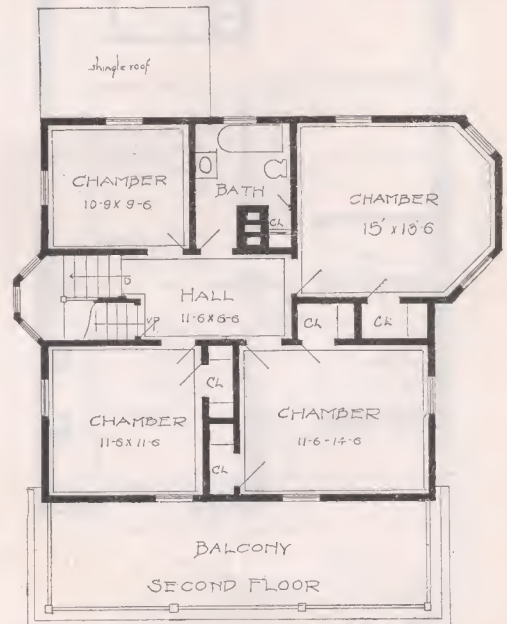
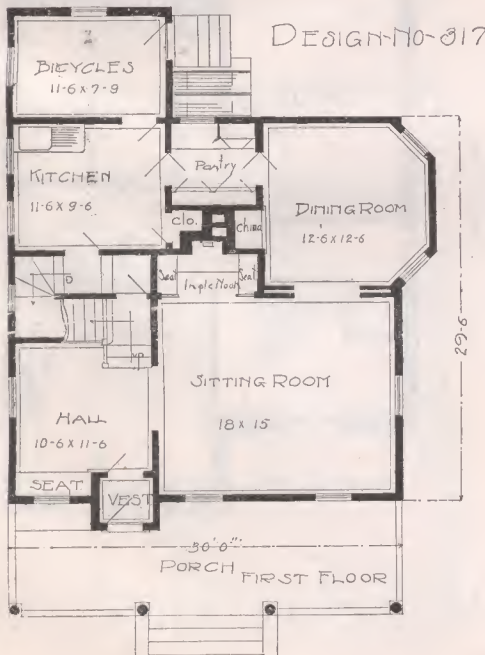
The sitting room with ingle-nook is a delightful room and is in full accordance with the American idea of home.

Sliding doors are arranged between the sitting and dining rooms. The dining room has a very tasty little china closet. By cutting down the window underneath the stairway, an outside cellar entrance could be secured,

and this would only necessitate a slight change in the present stairway. This would be very desirable, and, at the same time, save the expense of a separate outside entrance.

Georgia pine floors in the kitchen, pantry and bath. The finish of the entire house is of pine or cypress, painted. One corner of each of the front rooms is cut into by the rafters.

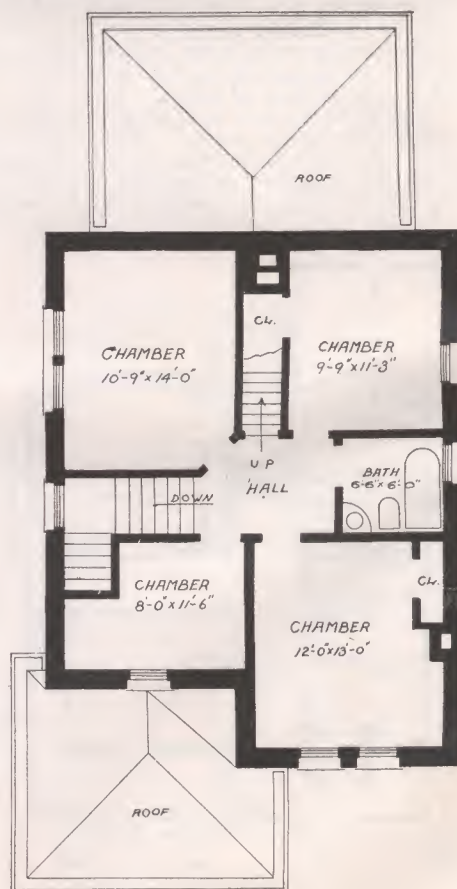
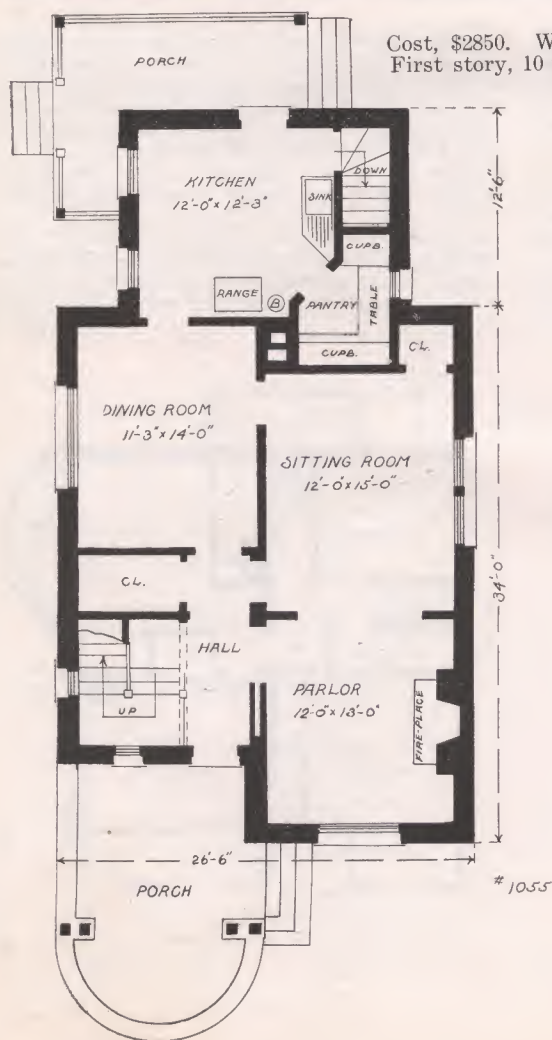
Cost, \$2,500; width, 30 feet; depth, 29 feet 6 inches; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches.





DESIGN K 1055.

Cost, \$2850. Width, 26 feet 6 inches. Depth, 46 feet 6 inches.
First story, 10 feet. Second story, 9 feet. Basement, 8 feet.





DESIGN K 631.

A simple little Colonial design is the subject of this number, which has a very practical and convenient arrangement of rooms. The large reception hall has a prettily detailed staircase. The parlor has a fireplace, detailed in English style. Sliding doors separate the dining room from the parlor.

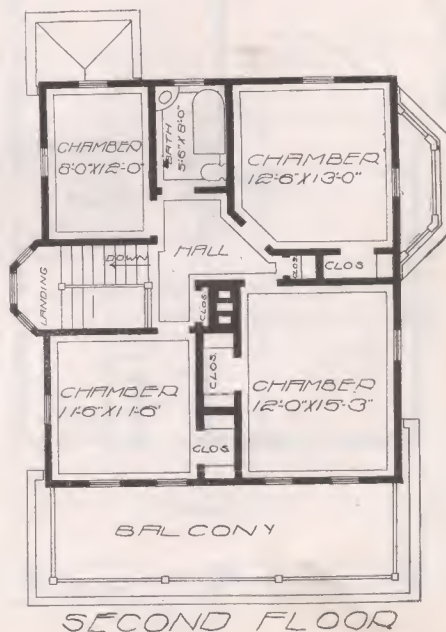
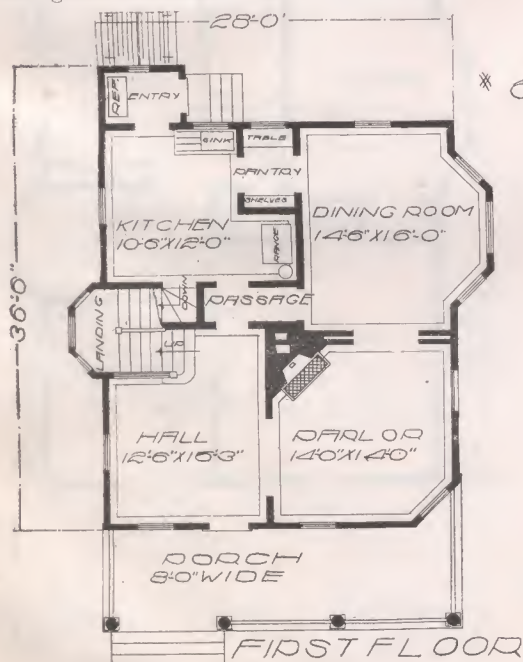
It will be noticed that the kitchen is very completely shut off from the rest of the house. One has to pass through two doors to gain access to the kitchen. This prevents odors from the food passing easily to the rest of the house. A little entry way is built on at the rear for the accommodation of the refrigerator.

In the basement a laundry is finished off, and there is a hot air heating and ventilating system. The basement has a cement floor and an outside cellar entrance.

Georgia pine finish is intended for the main rooms of the first floor, and Georgia pine floors throughout the entire first floor and second story hall and bath.

The finish of the second story and kitchen would be of pine or cypress.

Cost, \$2,450; width, including bays, 33 feet 6 inches; depth, 36 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN K 990.

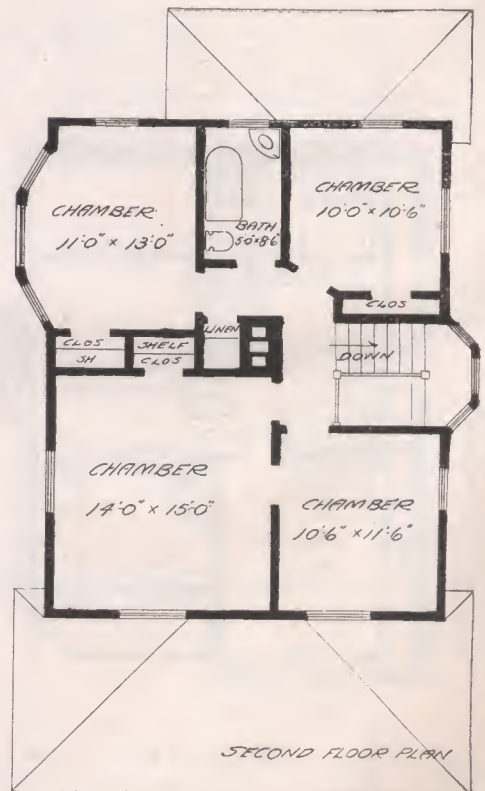
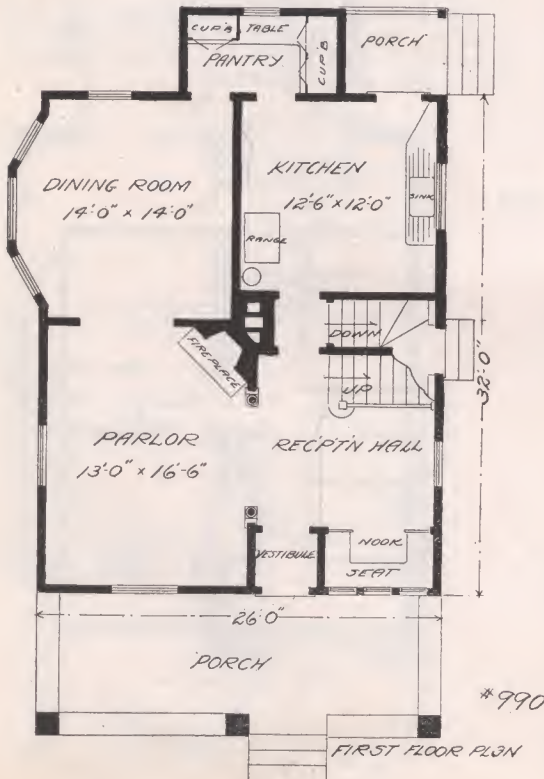
This design presents a modern, up-to-date house, clapboards being used for first story, shingles for second. The porch wall and pillars are of cobble stone, which add much to the attractiveness of the house.

The interior presents many desirable features, one of which is the large reception hall, with its cozy alcove and handsome staircase, which connects with parlor by a wide, columned archway. Direct access from kitchen to front door is secured without passing through any other rooms. Pantry is acces-

sible from both dining room and kitchen.

The basement extends under the entire house, has cement floor and is provided with a hot air heating apparatus; also contains fuel bins, laundry with wash trays, etc. Finish of principal rooms throughout the house would be pine, poplar or cypress, painted or stained.

Cost, \$2,200; width, 26 feet; depth, 32 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; basement, 7 feet.





DESIGN K 1014.

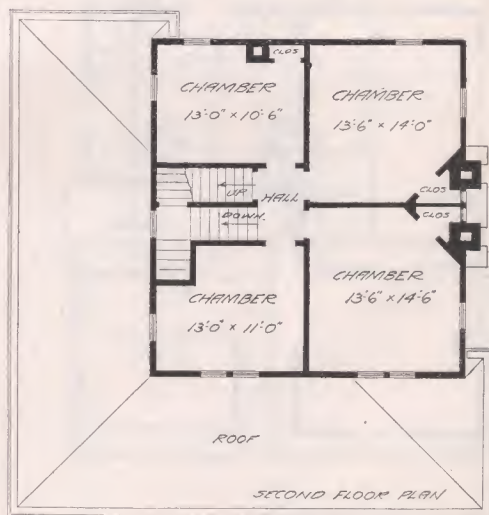
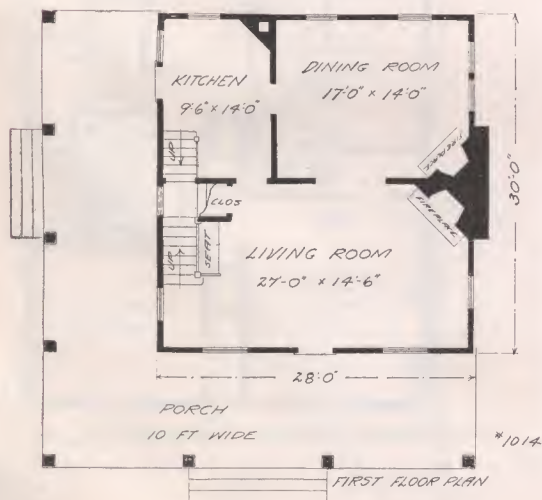
This design will appeal to all who are interested in cement plaster construction and while no basement is shown, a masonry foundation is provided. It would be an easy matter, however, to provide for full basement and hot air heating apparatus. The little dormers add much to the attractiveness of the house and afford light for two good rooms in attic, if desired to finish same off. As at present designed, the house is quite inexpensive. By a slight re-arrangement of second

floor, a bathroom and good linen closet could be provided for.

The main features of the generous living room, which is separated from dining room by a wide cased opening, are the pretty seat along side stair and open fireplace, which is designed in red pressed brick.

The finish throughout would be pine, poplar or cypress, painted or stained.

Cost, \$2,050; width, 28 feet; depth, 30 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches.





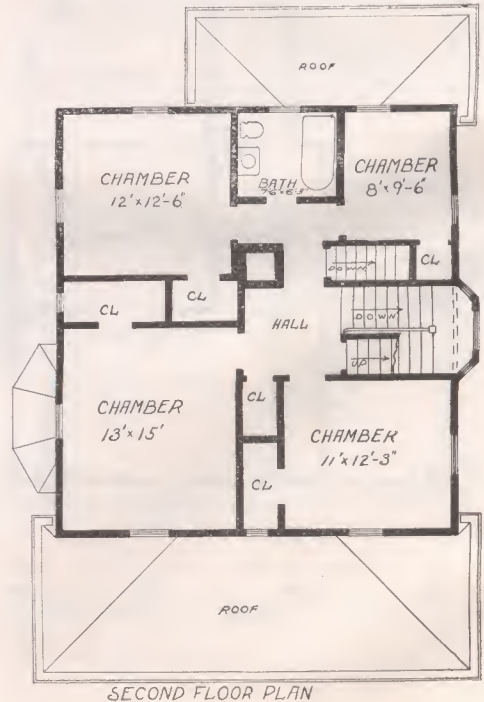
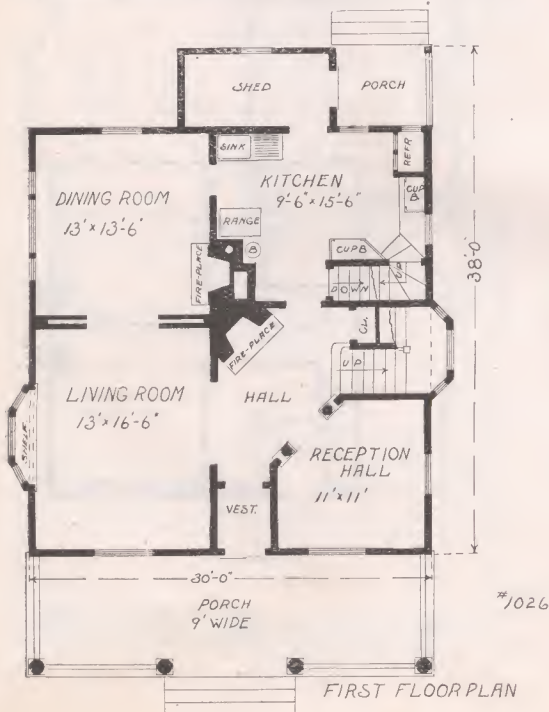
DESIGN K 1026.

A fine, large semi-Colonial house, very compact and not an inch of waste space. The exterior is of clapboards to the cornice line, gables shingled.

There is a full basement, hot air heating plant, laundry and outside cellar entrance at grade under main stair. There is space in the attic for two rooms besides storage space, if it be desired to finish same.

The main rooms of first floor are intended to be finished in oak or birch with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Cost, \$2,525; width, 30 feet; depth, 32 feet; height of basement, 7 feet 6 inches; first story, 9 feet 8 inches; second story, 9 feet.





DESIGN K 1091.

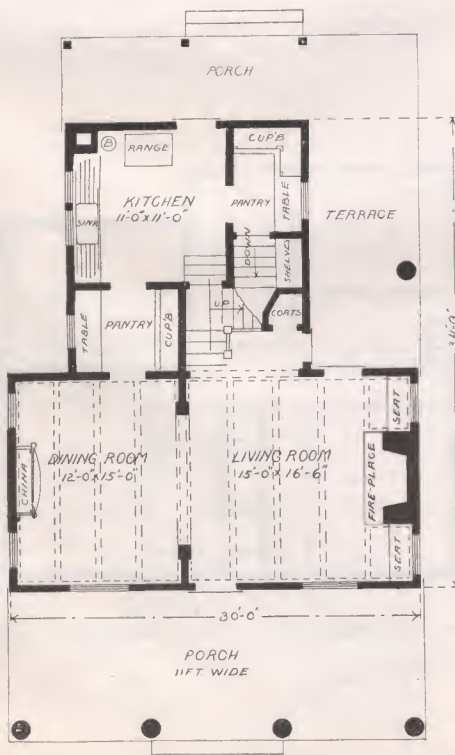
This design presents a pretty home in cottage style, a rather unusual exterior effect being obtained by the use of shingles for first story, cement for second story and gables. The broad porch is the distinctive feature of the exterior. A concrete foundation is provided and basement extends under rear portion of house only. A hot air heating apparatus is provided. A full basement could be arranged for, which of course would increase the cost.

The most attractive features of this design are found in the living room and dining room

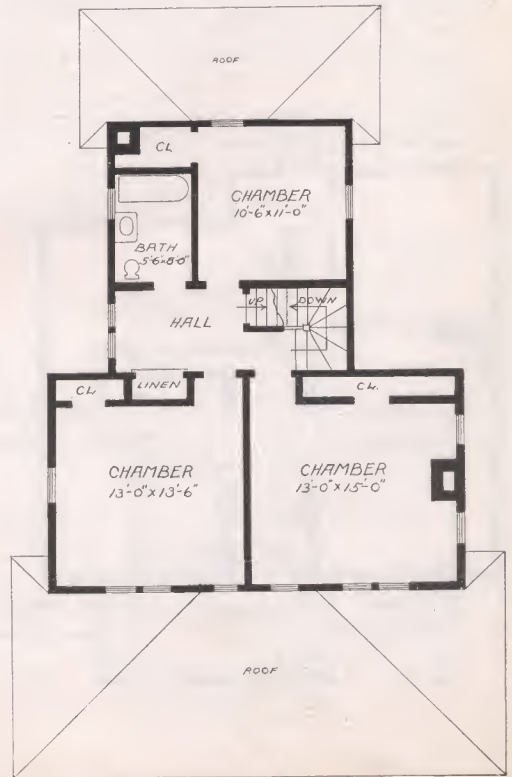
which are connected by a wide columned opening. The rooms have beamed ceilings, the dining room contains china closet with leaded glass doors, while living room has a large fireplace with red brick facings and hearth and seat at each side. A combination stairway is provided. Storage space in attic.

Pine, poplar or cypress finish is intended throughout the house, with hardwood floors for living room and dining room.

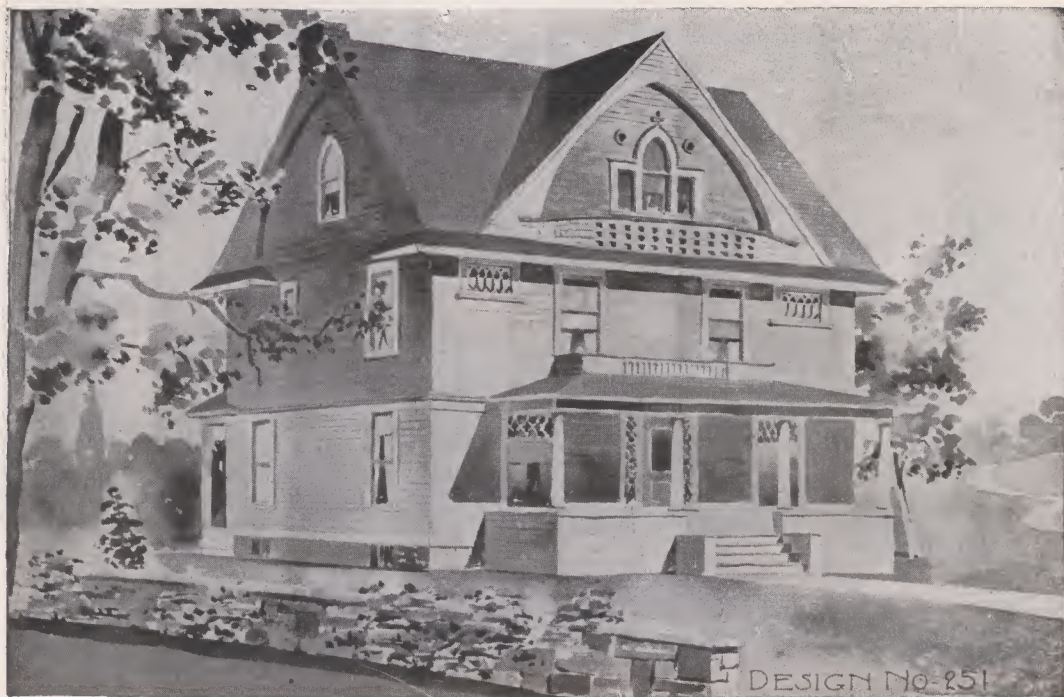
Cost, \$2,250; width, 30 feet; depth, 34 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; second story rooms, full height; basement, 7 feet.



FIRST FLOOR PLAN



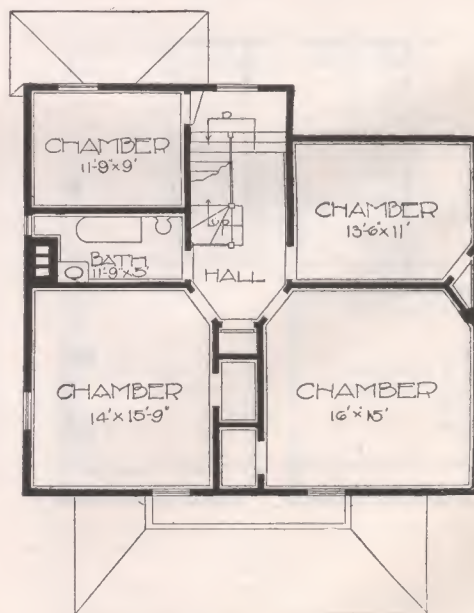
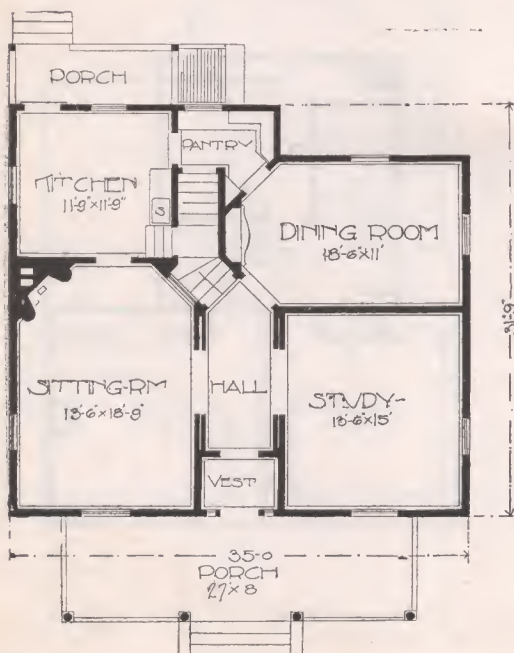
SECOND FLOOR PLAN



DESIGN K 251.

This little home has a very pleasing exterior in sidings and shingles. The plan is compact and well arranged. Kitchen, pantry, combination stair and dining-room in well advised relation to each other for service. The four chambers and bath on second floor are large and

the hall with stairs to attic makes a very pleasing picture. Georgia pine for finish and floors throughout. Outside basement entrance. Furnace heat. Size, 35 feet by 31 feet 9 inches; basement, 7 feet 6 inches; first story, 9 feet 4 inches; second story, 8 feet 4 inches. Estimated cost, \$2,675.





DESIGN K 290.

For compactness and practicability few designs equal this. As the plan at once shows, it is designed for a wide but shallow lot. A few minor changes would, however, adapt the general plan to a narrow lot. By doing away with the present front porch and bringing the back or side porch to the front, moving the parlor back, an entrance would be given to the front hall, and the house would then face the other way, the side being to the front.

A generous pantry is provided, and in the kitchen is a small closet most conveniently situated for pots, kettles, etc., or the wood box.

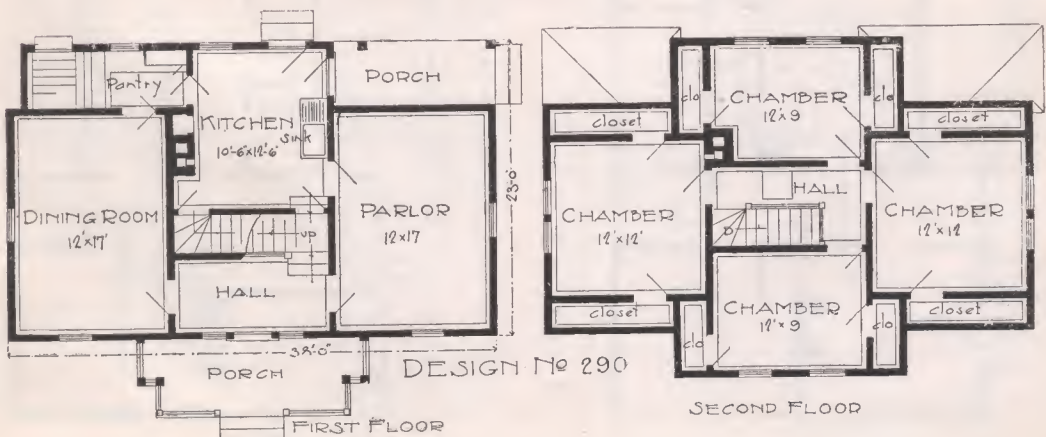
Another desirable feature is the outside

cellar entrance. Cellar has cement floor. The finish of the house is of pine, cypress or poplar, neatly painted.

While the porch is of fair size, a large one could be easily planned to extend across the front of the house and a pleasing exterior effect obtained.

The house is well built, as it has double floors. The walls are sheathed, papered and finished with siding. On the inside they are both back and face plastered, thus insuring a warm house in the coldest weather. A hot air furnace is to be used.

Cost, \$2,100; width, 38 feet; depth, 23 feet; height of basement, 7 feet; first story, 9 feet; second story, 8 feet.





DESIGN K 1043.

A very attractive exterior is secured in this design by the use of rustic siding for first story, shingles in second story and gables. The house is especially adapted to a southern climate, having no basement but built on concrete piers. A full basement and heating apparatus could be provided, but this of course would add to the cost. The front porch, while not very large, is of sufficient size for all ordinary purposes. However, at the side of dining room is a fine porch which could be screened for summer use.

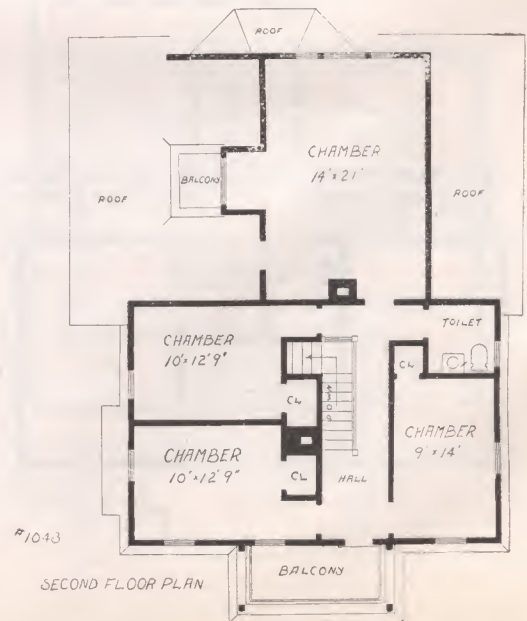
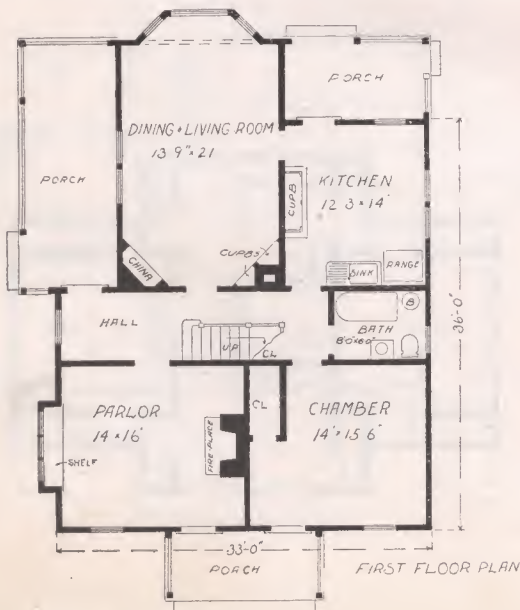
The combination of dining room and living room makes a fine apartment and is embellished with a very pretty china closet, cupboard, etc. The house is of good size, providing for eight rooms beside bath, etc. If

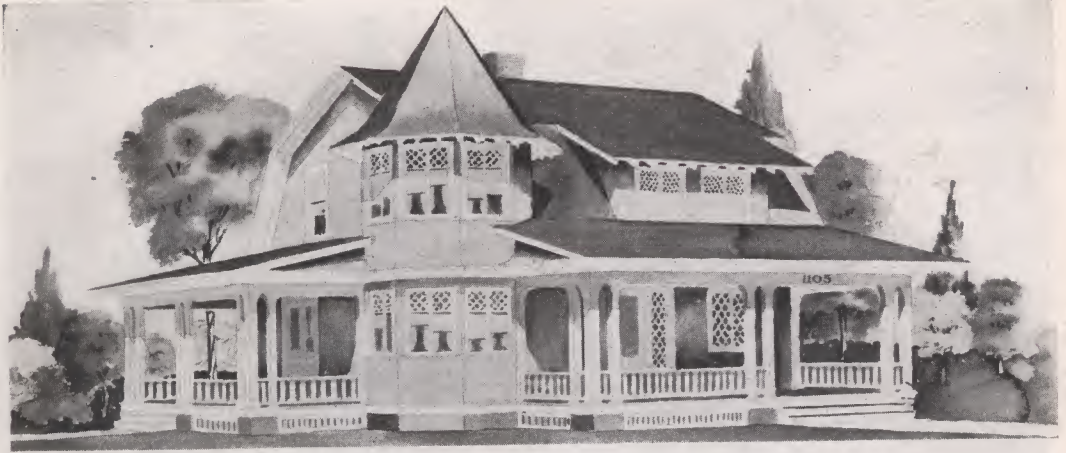
chamber on first floor were not desired, a very effective library or den could be made of it. The bathroom on first floor could be placed on second floor, too, if this were desired, though this would decrease the size of one of the chambers. In the parlor is a prettily detailed fireplace and mantel.

Good storage space will be found in attic, reached by scuttle in ceiling of second story hall.

The finish would be pine, poplar or cypress, though hardwoods can be used for principal rooms of first story.

Cost, \$2,200; width, 33 feet; depth, 36 feet; height of first story, 9 feet 5 inches; second story, 8 feet 9 inches; lowest height second story rooms, 6 feet 6 inches.



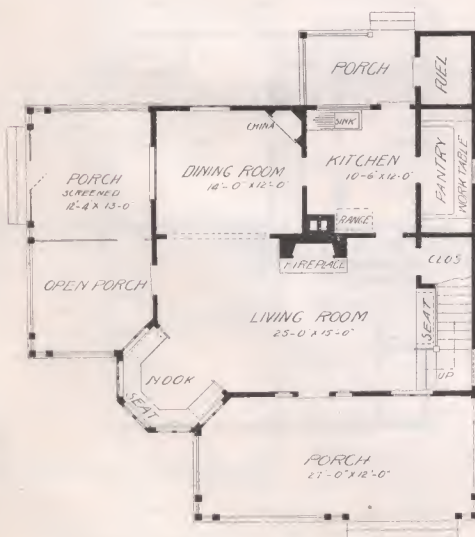


DESIGN K 1105.

This house is of the picturesque type so suitable for suburban locations. Ample porches protect it from the sun and its large living room gives it that homelike air so difficult to create. The fireplace, stairway and nook are features of interest. There is a pleasing arrangement of dining room, kitchen and pantry and one chimney centrally located suffices for the whole house. On the second floor are four good chambers and a bathroom.

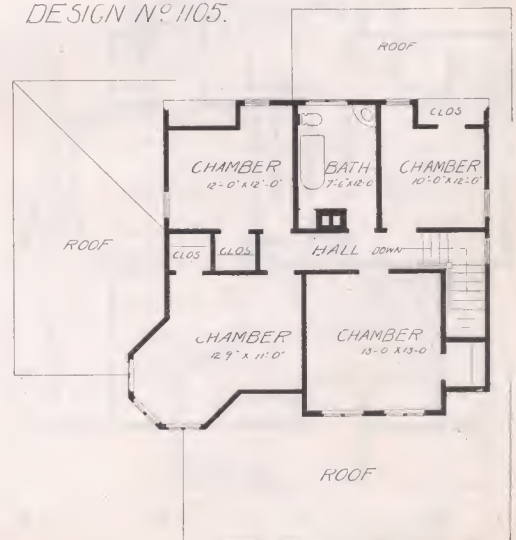
There is a basement under a portion of the house with space for a heating plant.

The finish is of Georgia pine with Georgia pine floor for first story. The second story is of pine to paint with pine floors. The width is 31 feet 6 inches; depth, 28 feet 6 inches; and the height of first and second stories, 9 feet 5 inches and 8 feet 3 inches respectively. Cost, including furnace and plumbing, \$2,100.



FIRST FLOOR PLAN

DESIGN N° 1105.



SECOND FLOOR PLAN



DESIGN K 1126.

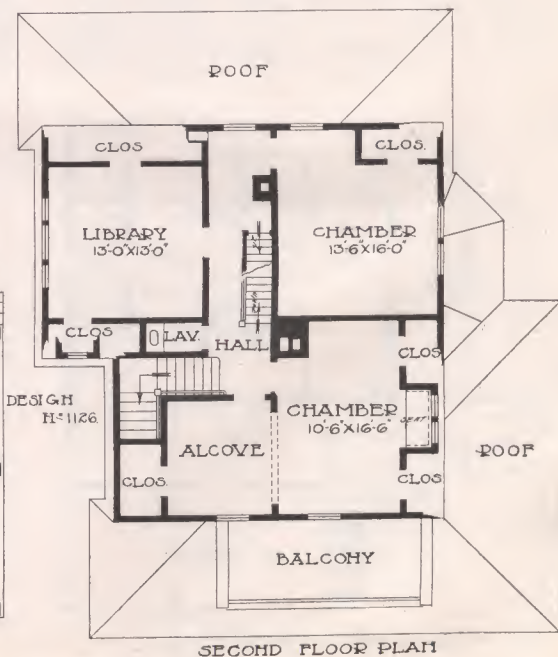
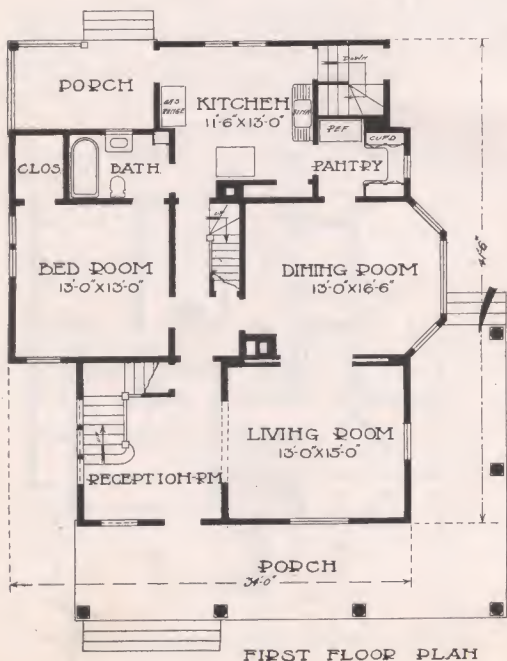
A story and a half cottage of exceedingly attractive design. Clapboards are intended to be used for the outside, except above belt course, where shingles are shown.

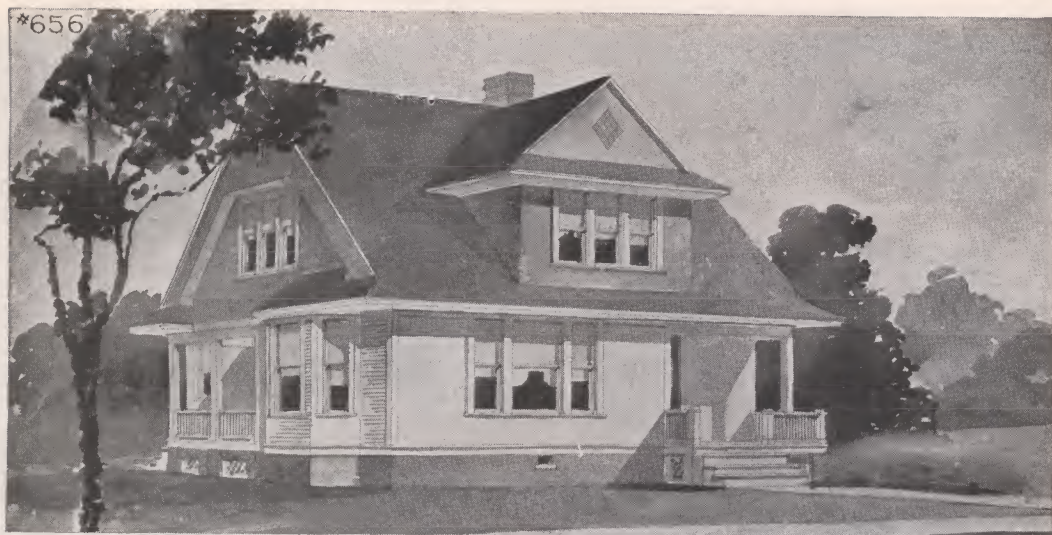
There is a basement under the rear portion of the house, with laundry, hot air heating apparatus, fuel bins, etc. Front part unexcavated, but can readily be included if desired. There is a storage attic with little staircase leading to same.

The finish of the principal rooms of the

first story is intended to be of birch, with Georgia pine floors. The balance to be pine, poplar or cypress, painted or stained.

Cost, \$2,525; width, front, 28 feet; bedroom projection on left, 6 feet; dining room bay on right, 3 feet; depth, 41 feet 6 inches, not including front porch; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 7 inches; lowest wall height, second story rooms, 7 feet 6 inches.





DESIGN K 656.

The main feature of this design is the unusually large living room, it being 18 feet by 20 feet in size, without the bay window.

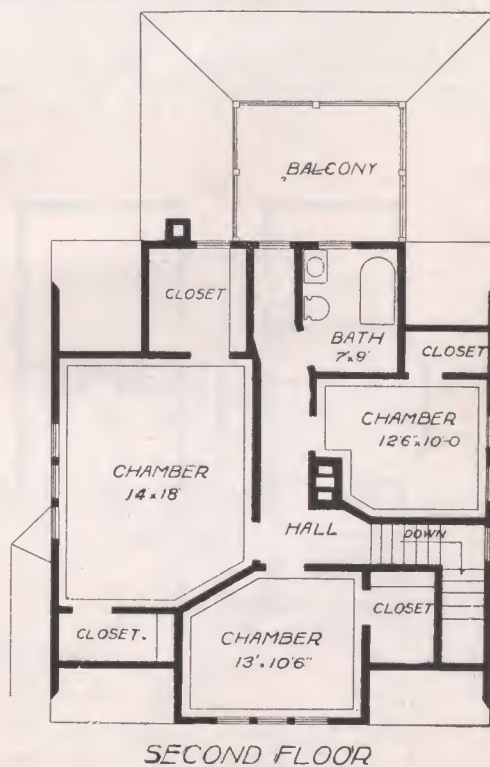
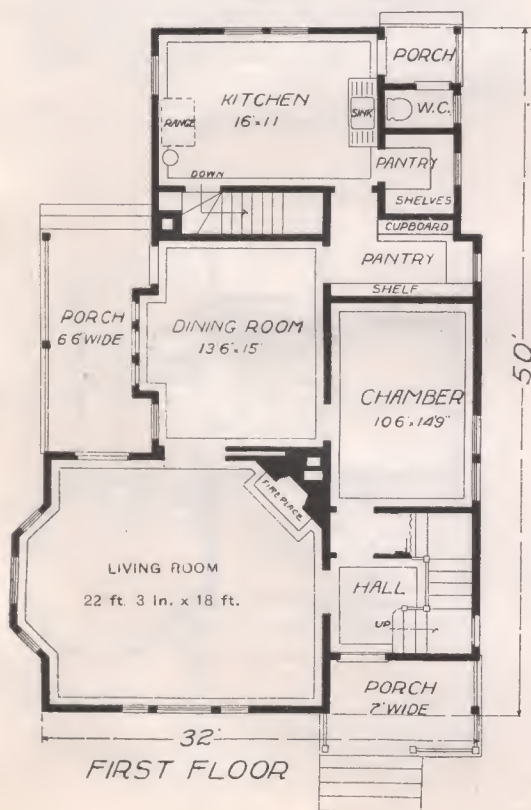
The second floor has three chambers, one of which is unusually large and there is also a bathroom included.

The basement extends under the dining room and first floor chamber. There is a hot air heating and ventilating system and coal bin. The outside walls of the house are both

face plastered and back plastered. It is finished on the outside with siding for the first story and shingles in the gables.

Double floors are included in both the first and second stories. The finish of the house is pine or cypress throughout.

Cost, \$2,450; width, 32 feet; depth, 50 feet; height of basement, 7 feet 3 inches; first story, 9 feet 3 inches; second story, 8 feet 3 inches; lowest height second story, 6 feet.





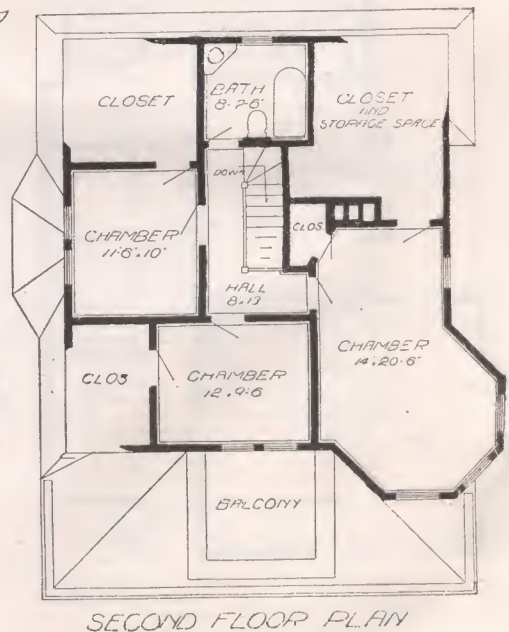
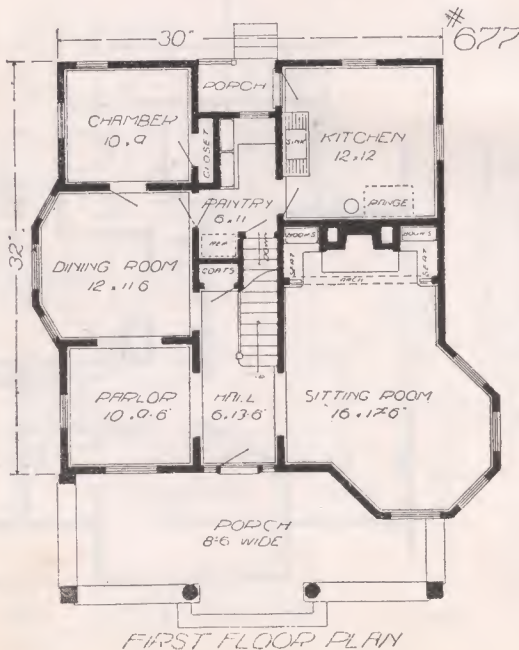
DESIGN K 677.

A cozy little eight-room cottage is here-with shown. The low style of treatment makes it especially attractive and home-like. The interior arrangement is most convenient. The generous living room is a delightful room, with its ingle-nook and octagonal bay. The little parlor can be so easily furnished, and will be the delight of the housewife.

There is a good sized pantry and kitchen with modern conveniences. The first floor chamber would make an ideal den or study.

Full basement and hot air furnace. The finish of the hall and living room is of red birch. In the dining room, yellow pine. Balance of house, painted woodwork. Georgia pine floors in parlor, dining room, hall and living room, also second story hall and bath.

Cost, \$2,300; width, 30 feet; depth, 32 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height of small front and side chamber, 6 feet 6 inches. Others full height.





DESIGN K 804.

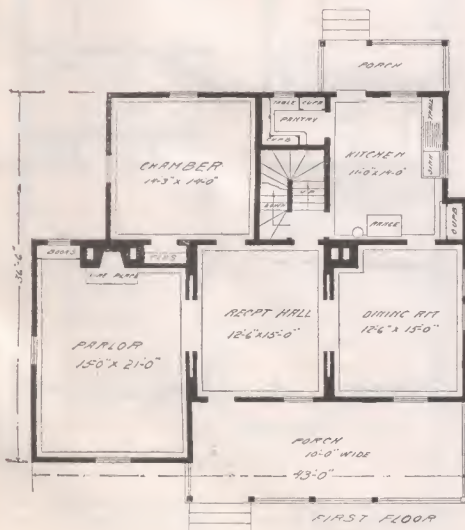
This cottage design is one of the most popular plans yet published. It is a practical home in every sense of the word. The generous reception hall in center, with parlor and dining room on either side, separated by sliding doors, make an interior that opens up very attractively and satisfactorily.

The stairway in a separate hall of itself at the rear, is convenient of access from the front of the house, as well as from the kitchen. The ground floor bed chamber is of unusually good proportions and there are three very satisfactory bedrooms on the second floor besides the bathroom.

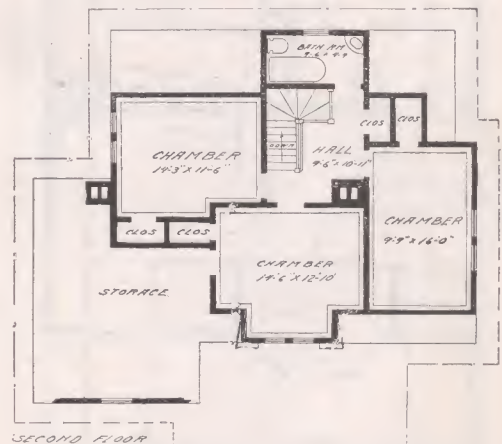
There is a brick or stone foundation wall planned under the entire house, but the cellar or foundation is unexcavated except a small portion sufficient for vegetable space and a small furnace, which is designed to heat the house; in other words, a "bank" cellar of sufficient size to provide for these features.

The finish throughout is of pine or poplar, painted or stained.

Cost, including heating apparatus and plumbing, \$2,275; width, 43 feet; depth, 30 feet 6 inches; height of basement, 7 feet; first story, 10 feet 9 inches; second story, 8 feet 9 inches; lowest height second story rooms, 6 feet.



#804





DESIGN K 297.

This dainty little house has many attractive features and while its treatment is quite simple and inexpensive, yet a very refined effect is obtained in both exterior and interior.

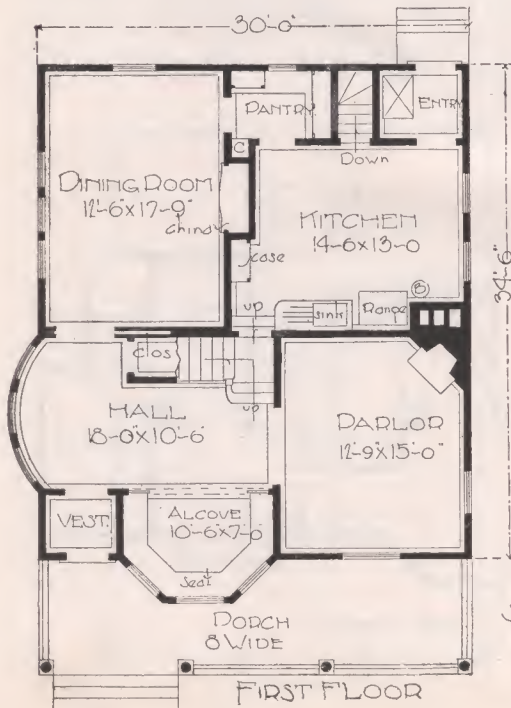
The main feature is the hall with its cozy alcove, which is fitted up with a seat running clear around. With the addition of some built-in book cases it would make a delightful reading den. The circular bay is a pretty addition and a shelf a foot or so above the floor would make an ideal place for plants.

Among the desirable items, mention may be made of the direct communication with the kitchen to the front door without passing

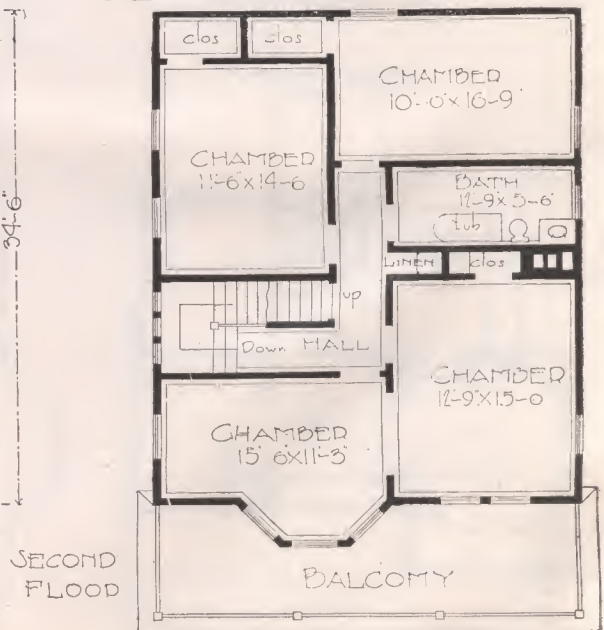
through any of the other rooms, sliding door between parlor and hall, built-in sideboard in the dining room, large kitchen with cupboard and spacious pantry.

The combination staircase works into this design very well. A large coat closet is obtained under the stairway. Full basement with laundry, hot air heat, outside entrance, etc. The finish is of pine, cypress or poplar painted. Georgia pine floors in hall, kitchen and bath. There is a good sized attic.

Cost, \$2,650; width, 30 feet; depth, 34 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN NO-197-





DESIGN K 1092.

In this house a combination has been used of shingles for second story and clapboards for first story.

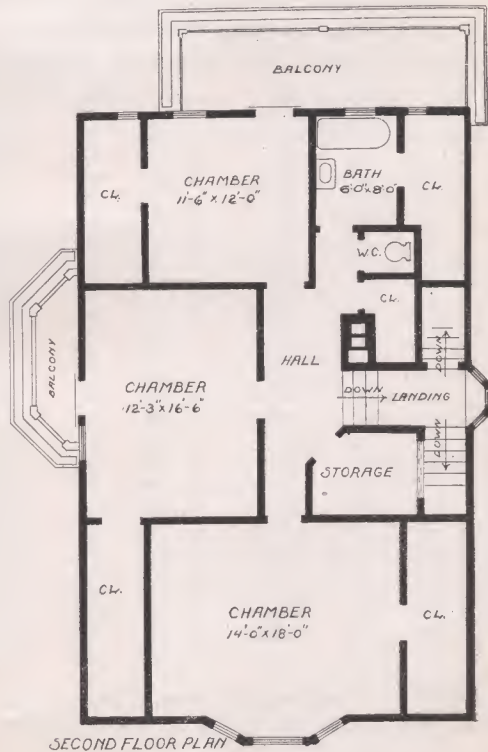
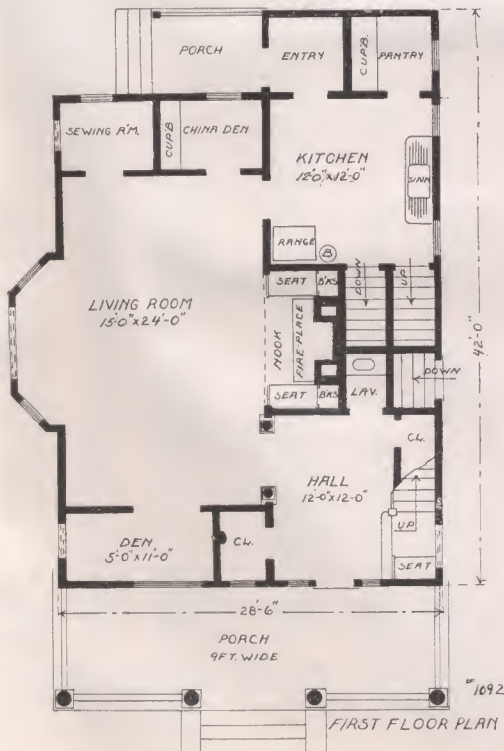
Entering the main hall we have, at the left, the magnificent living room, with its attractive ingle-nook, fireplace, recessed seats, china den, pretty bay, sewing room, etc. Direct access from kitchen to front door is secured. The kitchen has modern equipments and rear entry for refrigerator. The second floor has three very good sized chambers, be-

sides bathrooms, storage space, large closets, etc.

There is a full basement, with hot air heating apparatus, laundry with wash trays, coal bin, fuel bin, cement floor, etc.

Finish of principal rooms is intended to be pine, poplar or cypress, painted or stained, with hardwood floors in hall and living room.

Cost, \$2,475; width, 28 feet 6 inches; depth, 42 feet; first story, 9 feet 2 inches; second story 8 feet; second story rooms full height; basement, 7 feet.





DESIGN K 33.

The rooms of this plan will open up together to very good advantage indeed, and the vista from front to rear, through the parlor, sitting room and dining room, will be very attractive. Besides these three rooms and a very pleasant reception room there is, pantry and kitchen on the ground floor, while on the second floor are five bedrooms and a bathroom.

One good feature of this plan is that all the principal living rooms of both the first and second stories would be arranged along the

pleasant exposure of the house, and as at present planned the building should be located upon a south or east front lot. The plan, of course, would simply need to be reversed to make it right for either of the other two exposures. Finish, first story oak, birch and pine. Second story, pine or poplar. Furnace heat.

Cost, \$2,425; width, 23 feet 6 inches; depth, 44 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.

Index and Plan Price List

Blue Print Working Plans and Specifications will be furnished for any design in this book as illustrated and shown on pages 97 to 192 for the nominal prices stated below. For prices of designs shown on pages 3 to 96, see index page 1.

Des. No.	Page No.	Price Plans	Des. No.	Page No.	Price Plans	Des. No.	Page No.	Price Plans	Des. No.	Page No.	Price Plans
K 5	119	\$15.00	K 373	156	10.00	K 711	165	20.00	K 1022	99	20.00
K 30	112	20.00	K 454	161	15.00	K 714	171	20.00	K 1023	133	25.00
K 32	112	20.00	K 464	109	20.00	K 715	167	15.00	K 1026	180	25.00
K 33	192	20.00	K 485	154	20.00	K 720	100	10.00	K 1043	184	20.00
K 48	136	15.00	K 506	103	15.00	K 729	121	20.00	K 1055	176	20.00
K 50	136	15.00	K 523	102	20.00	K 761	170	20.00	K 1074	118	15.00
K 67	137	15.00	K 526	148	20.00	K 797	104	15.00	K 1078	164	15.00
K 77	137	15.00	K 528	158	15.00	K 799	122	20.00	K 1081	169	20.00
K 109	119	15.00	K 536	116	10.00	K 804	189	15.00	K 1090	127	15.00
K 126	113	10.00	K 551	97	15.00	K 808	149	20.00	K 1091	181	20.00
K 148	113	15.00	K 552	172	20.00	K 834	128	10.00	K 1092	191	20.00
K 193	134	10.00	K 582	129	10.00	K 873	135	20.00	K 1101	114	15.00
K 230	134	10.00	K 597	141	15.00	K 877	166	15.00	K 1105	185	10.00
K 251	182	25.00	K 599	152	15.00	K 890	107	15.00	K 1126	186	20.00
K 287	155	15.00	K 610	146	15.00	K 897	159	15.00	K 1130	126	15.00
K 290	183	10.00	K 631	177	20.00	K 913	120	10.00	K 1133	138	15.00
K 294	162	20.00	K 635	101	20.00	K 915	125	15.00	K 1148	140	20.00
K 295	160	15.00	K 639	139	20.00	K 918	98	20.00	K 1153	142	20.00
K 297	190	20.00	K 649	117	15.00	K 921	157	15.00	K 1173	124	15.00
K 298	150	20.00	K 656	187	20.00	K 926	131	10.00	K 1178	143	20.00
K 316	106	15.00	K 658	110	15.00	K 944	147	20.00	K 1179	145	20.00
K 317	175	25.00	K 667	132	10.00	K 954	163	10.00	K 1255	168	25.00
K 329	174	20.00	K 677	188	15.00	K 955	115	15.00	K 1263	130	15.00
K 333	111	15.00	K 679	108	10.00	K 957	105	15.00	K 1291	144	15.00
K 338	173	15.00	K 696	153	10.00	K 990	178	20.00	K 1459	123	20.00
			K 708	151	20.00	K 1014	179	20.00			

NOTE—If you want two sets of blue prints of the same design, a duplicate set will be furnished \$3.00 additional if ordered with original. If ordered later, the price of duplicate set is \$5.00.

